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# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

JANUARY 1985

ISSN 0826-0705  
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**Alberta**  
DEPARTMENT OF HOUSING



A. Highlights

B. Residential Construction

## RESIDENTIAL CONSTRUCTION IN ALBERTA

JANUARY 1985

C. Residential Construction Review

ALBERTA  
DEPARTMENT OF HOUSING

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## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	1
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24



**D. Newly Completed and Unoccupied Dwellings**

Table 14: Newly Completed and Unoccupied Dwellings by Month - Edmonton	27
Table 15: Newly Completed and Unoccupied Dwellings by Month - Calgary	29

\* \* \* \*

Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton	26
Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	28

**E. Multiple Listings Service (M.L.S.)**

Table 16: Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
Table 17: Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33

\* \* \* \*

Figure 13: Listings and Sales - Edmonton	30
Figure 14: Listings and Sales - Calgary	32
Figure 15: Average Sales Prices - Calgary and Edmonton	34

**F. New Housing Price Indexes**

Table 18: New Housing Price Indexes in Calgary and Edmonton by Month: 1983 - 1984	36
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Figure 16: New Housing Price Indexes in Calgary and Edmonton	35
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## Highlights

### Urban Alberta

- ° Housing starts in January declined 34% to 282 units from 425 in January of 1984.
- ° Only Fort McMurray, Lloydminster and Red Deer recorded increases in housing starts.
- ° Units under construction in January decreased to 1,812 of which 37% or 663 were apartment units.
- ° The number of building permits issued in Urban Alberta continued to be low; only 239 permits were issued in January, a decrease of 33% over the same period 1984.

### Calgary

- ° Calgary's starts amounted to 118 units (all single family) last month, a 17% decline from January 1984.
- ° Housing under construction increased to 701 units (218 apartments, 483 singles) from 698 the month before. Inventory of newly completed and unoccupied housing continued to trend downwards to 459 units from 543 in December.
- ° Only 65 building permits were issued in January (all single family housing), a 24% drop from same month last year.





- ° The resale housing market continued to be fairly active last month as indicated by the ratio of sales to listings which reached .49 and the 72% increase in sales over January 1984.
- ° The average resale house price dropped again in January to \$74,550 from \$78,030 in December. The new house price index remained at 81.2 in December.

### Edmonton

- ° Edmonton's housing starts fell 59% from the same month 1984 to 90 units, all of which were single family homes.
- ° Housing under construction continued to decrease to 768 units, down 5% from 805 the month before. Inventory of newly completed units dwindled to 278 with a continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose 42% to 514 units over the same month last year.
- ° The average selling price last month was \$75,769, down from \$77,884 in December, still \$6,000 lower than January 1984 average price. The new house price index stayed at 80.4 in December, the lowest for the year.



TABLE 1

JAN-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	118	0	0	0	118	-17
CANROSE	0	0	0	0	0	-100
EDMONTON M.A.	90	0	0	0	90	-59
FORT MCMURRAY	10	0	0	0	10	400
GRANDE PRAIRIE	4	0	0	0	4	-79
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	2	2	0	4	8	-43
LLOYDMINSTER, ALTA. PART)	14	0	0	25	39	550
MEDICINE HAT	2	0	0	0	2	-71
RED DEER	7	0	0	0	7	75
SPRUCE GROVE	4	0	0	0	4	-43
TOTAL	251	2	0	29	282	-34

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 1  
CUMULATIVE HOUSING STARTS  
CALGARY AND EDMONTON

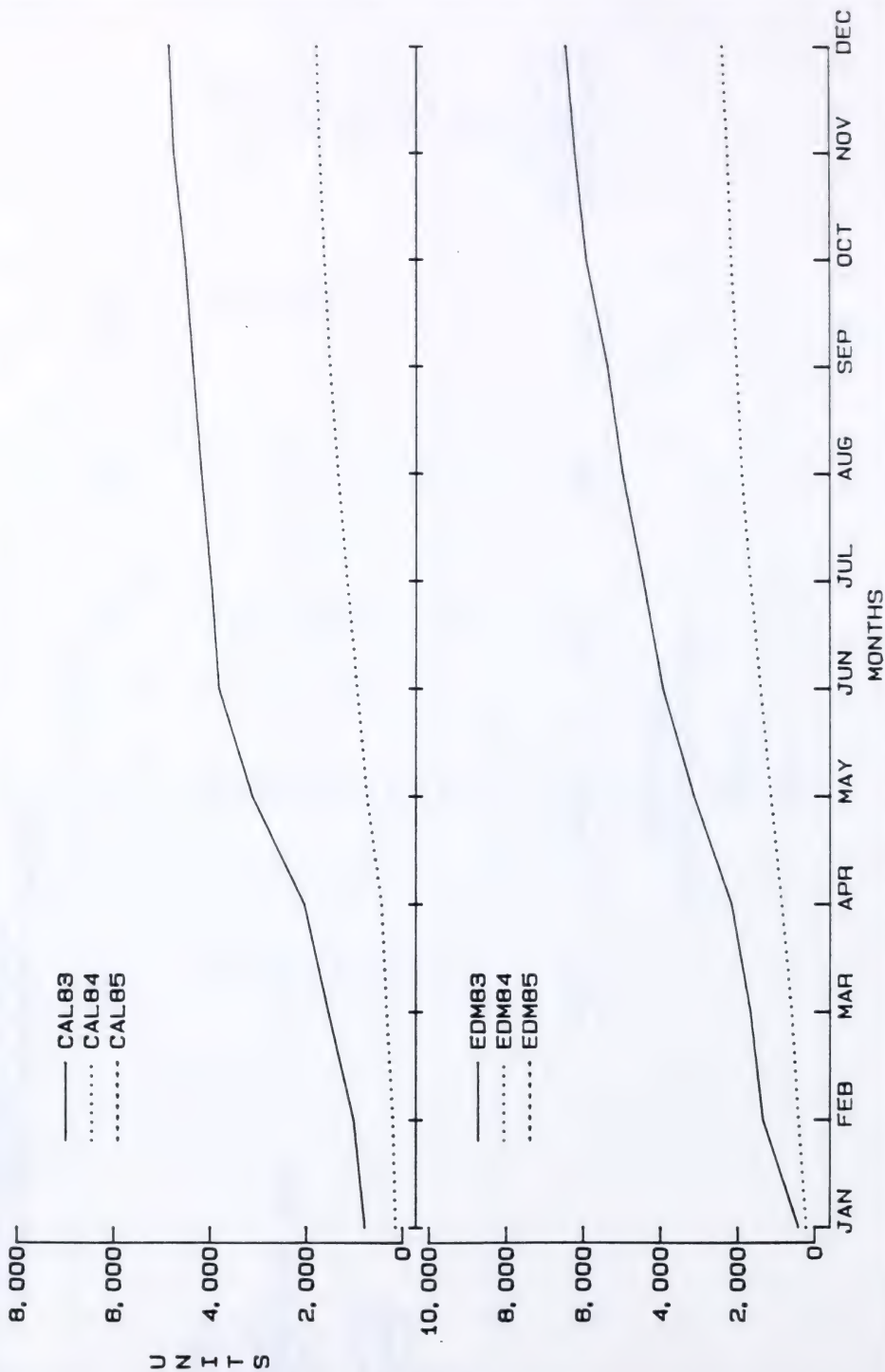




TABLE 2

JAN-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
CALGARY	119	118	2	0	21	0	0	0	142	118
CANROSE	2	0	0	0	0	0	0	0	2	0
EDMONTON M.A.	188	90	4	0	28	0	0	0	220	90
FORT MCMURRAY	2	10	0	0	0	0	0	0	2	10
GRANDE PRAIRIE	15	4	4	0	0	0	0	0	19	4
LEDUC	2	0	0	0	0	0	0	0	2	0
LETHBRIDGE	10	2	4	2	0	0	0	4	14	8
LLOYDMINSTER(ALTA. PART)	6	14	0	0	0	0	0	25	6	39
MEDICINE HAT	5	2	2	0	0	0	0	0	7	2
RED DEER	4	7	0	0	0	0	0	0	4	7
SPRUCE GROVE	7	4	0	0	0	0	0	0	7	4
TOTAL	360	251	16	2	49	0	0	29	425	282
PERCENT CHANGE BY TYPE		-30		-88		-100		*		-34

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 2  
TOTAL NUMBER OF STARTS EACH MONTH  
URBAN ALBERTA

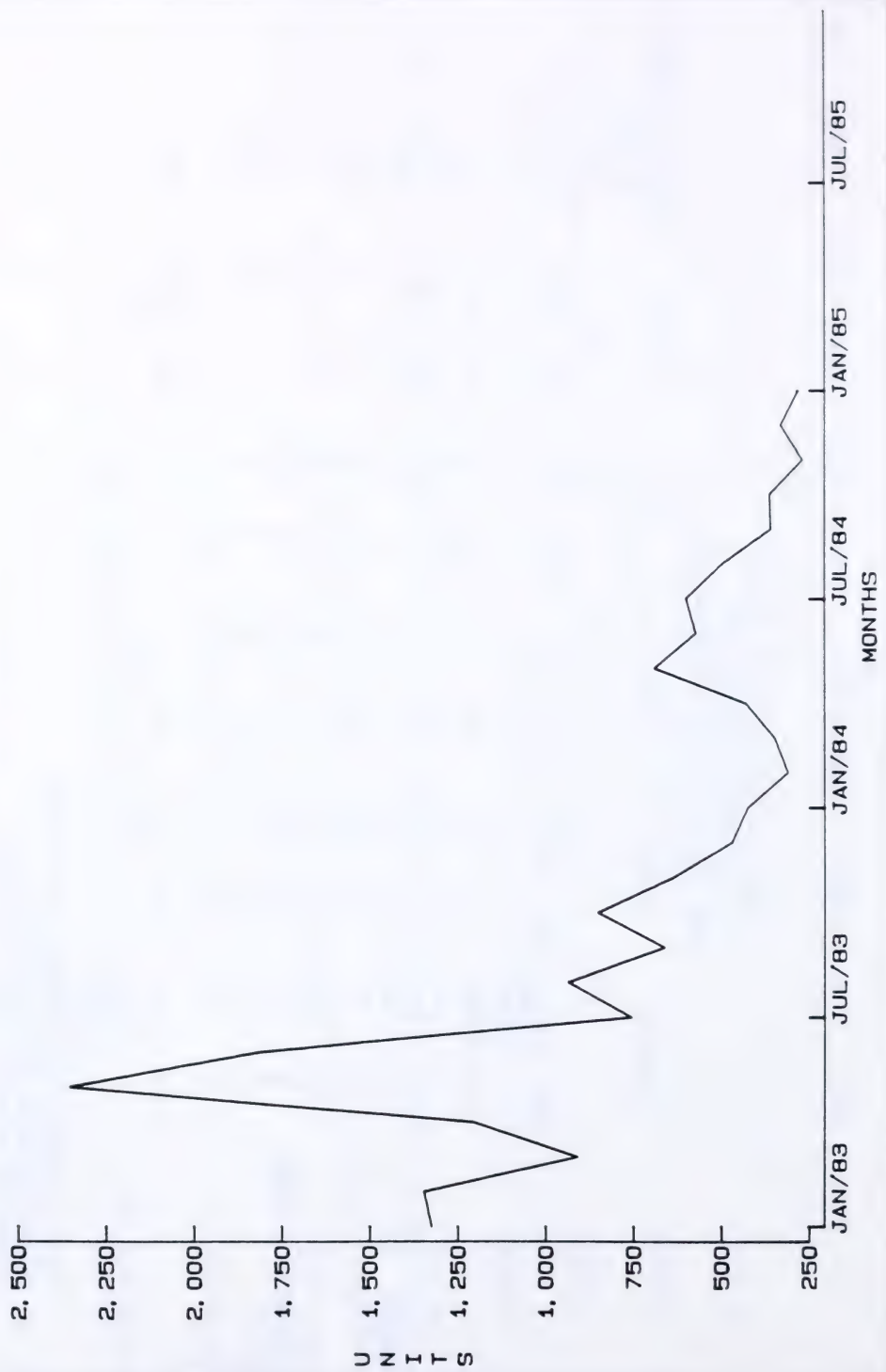


TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311		
MARCH	349		
APRIL	432		
MAY	691		
JUNE	574		
JULY	602		
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	282	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER AND SPRUCE GROVE

FIGURE 3  
 MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
 URBAN ALBERTA

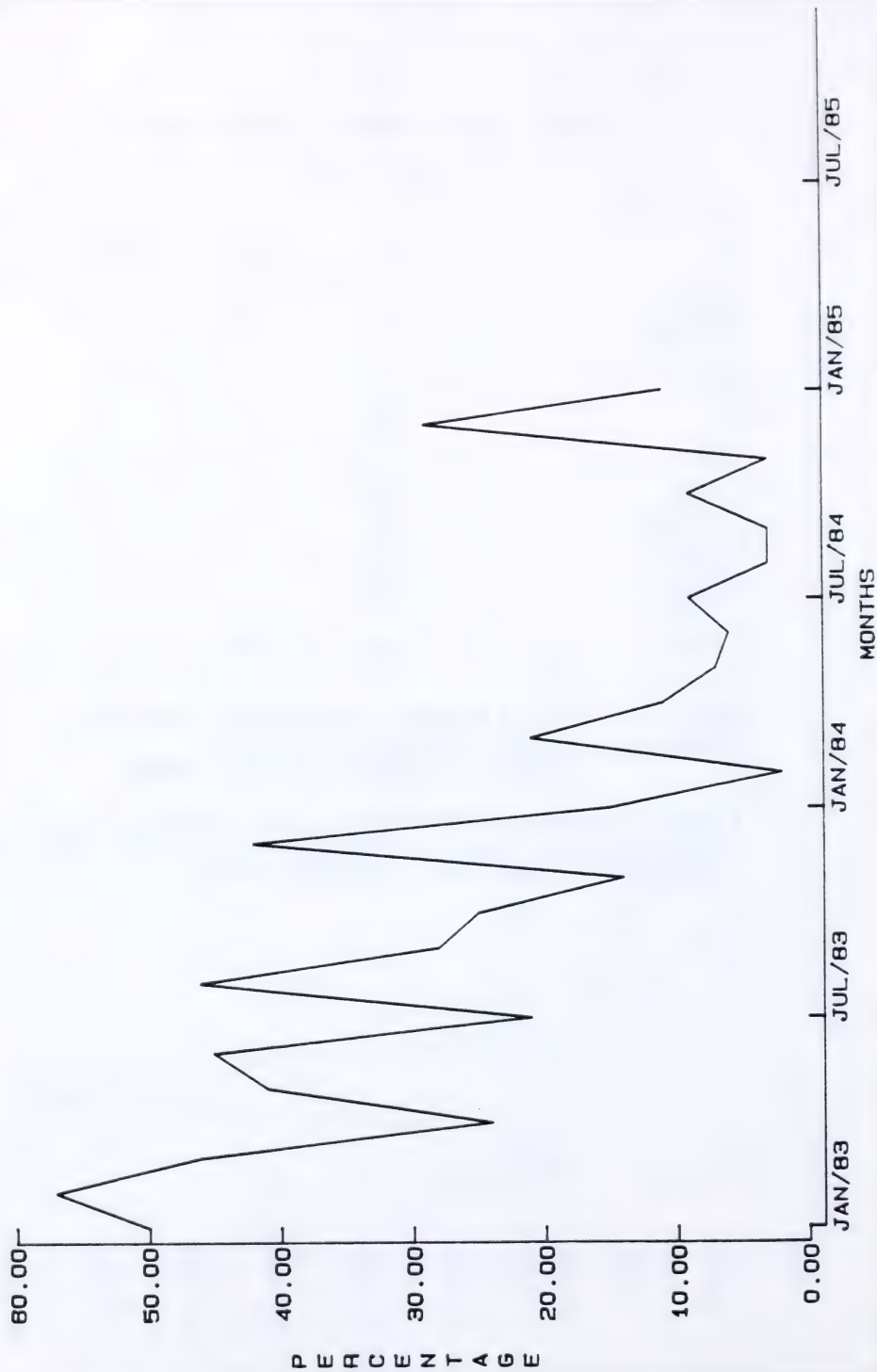


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

1984-1985				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
1985				
JANUARY	282	251	31	11
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	282	251	31	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
 MEDICINE HAT, RED DEER AND SPRUCE GROVE



FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY

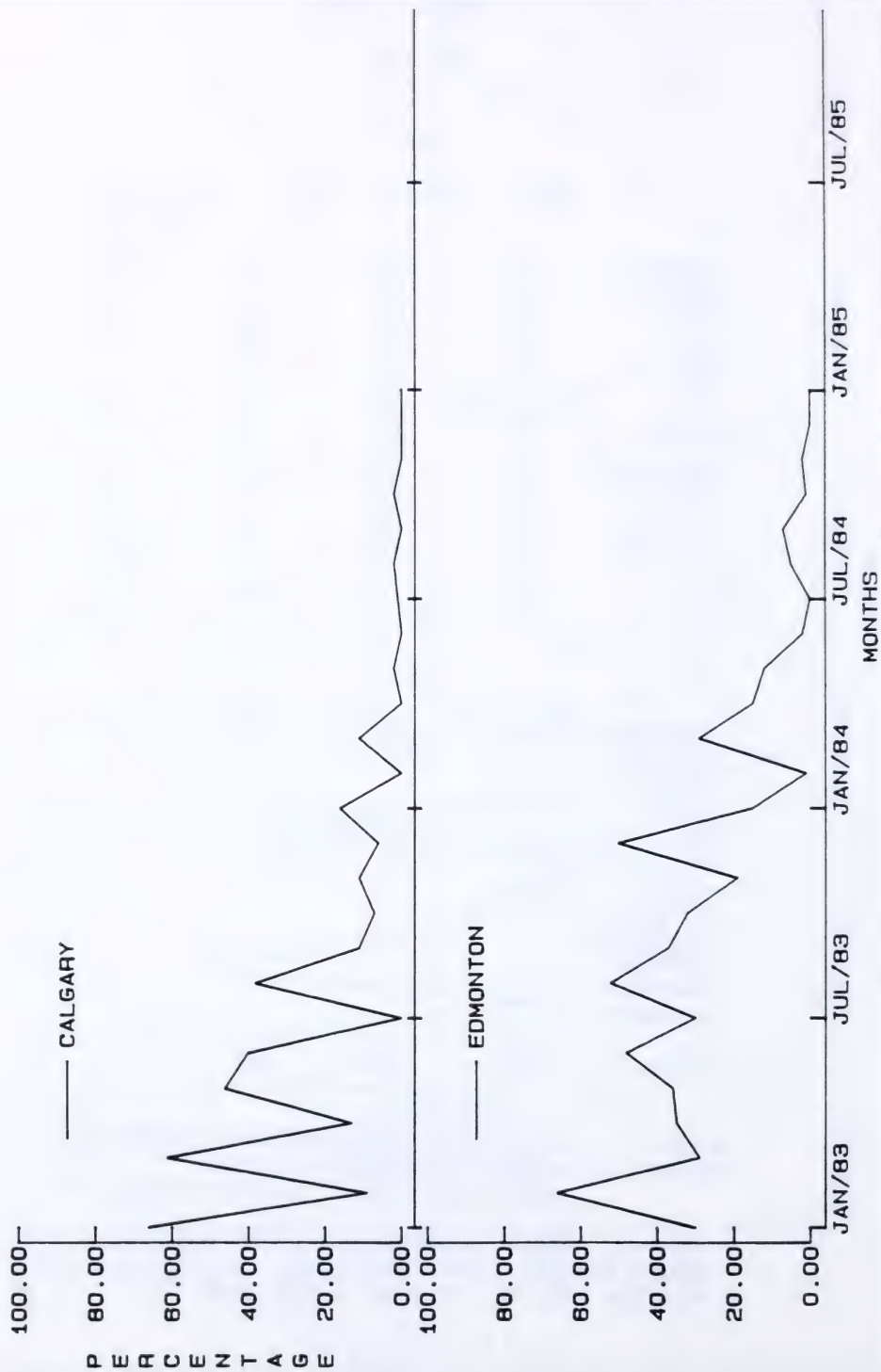


TABLE 5

## SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1984					EDMONTON (METRO)						
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	142	119	23	16	JANUARY	220	32	15			
FEBRUARY	57	57	0	0	FEBRUARY	204	2	1			
MARCH	127	113	14	11	MARCH	173	51	29			
APRIL	105	105	0	0	APRIL	258	39	15			
MAY	306	301	5	2	MAY	279	34	12			
JUNE	202	202	0	0	JUNE	268	4	1			
JULY	209	207	2	1	JULY	257	0	0			
AUGUST	192	188	4	2	AUGUST	221	12	5			
SEPTEMBER	172	172	0	0	SEPTEMBER	128	9	7			
OCTOBER	119	115	4	3	OCTOBER	146	2	1			
NOVEMBER	102	102	0	0	NOVEMBER	101	2	2			
DECEMBER	70	70	0	0	DECEMBER	129	0	0			
TOTAL	1803	1751	52	3	TOTAL	2384	187	8			
CALGARY					EDMONTON (METRO)						
1985											
JANUARY	118	118	0	0	JANUARY	90	0	0			
FEBRUARY					FEBRUARY						
MARCH					MARCH						
APRIL					APRIL						
MAY					MAY						
JUNE					JUNE						
JULY					JULY						
AUGUST					AUGUST						
SEPTEMBER					SEPTEMBER						
OCTOBER					OCTOBER						
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	118	118	0		TOTAL	90	0				
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION											
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING											
MARKET AND ECONOMIC ANALYSIS BRANCH											

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

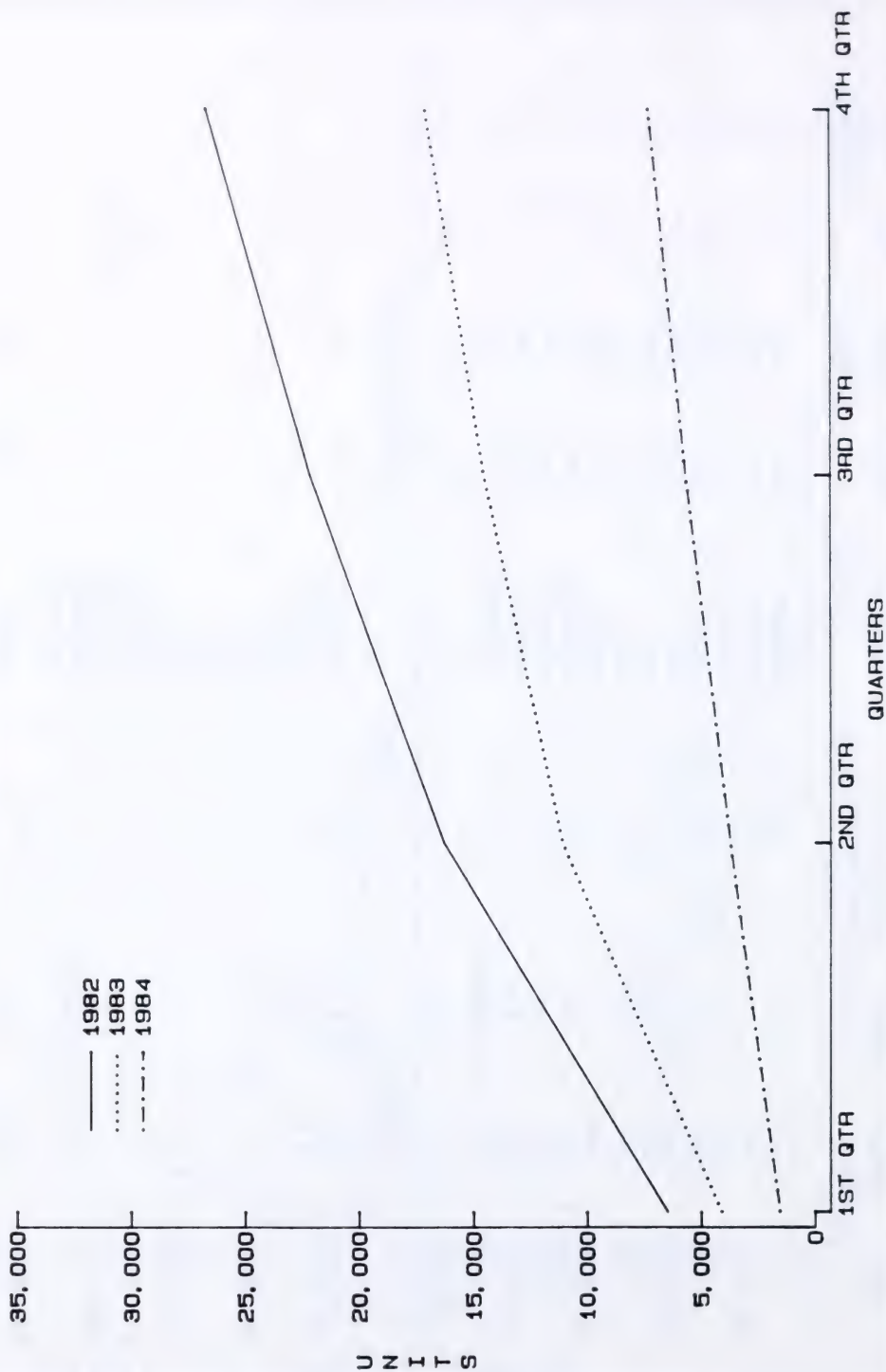


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

	1983 - 1984		
	1983	1984	PERCENT CHANGE
FIRST QUARTER	4101	1548	-62
SECOND QUARTER	6987	2186	-69
THIRD QUARTER	3478	1947	-44
FOURTH QUARTER	2568	1614	-37
TOTAL	17134	7295	-57

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

JAN-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	115	0	0	0	115	-38
CANROSE	5	0	0	0	5	400
EDMONTON M.A.	122	0	0	0	122	-71
FORT MCMURRAY	7	0	0	0	7	250
GRANDE PRAIRIE	4	0	0	0	4	-82
LEDUC	4	0	0	0	4	0
LETHBRIDGE	16	2	0	0	18	-65
LLOYDMINSTER(ALTA. PART)	17	0	0	0	17	55
MEDICINE HAT	1	0	0	0	1	-93
RED DEER	6	0	0	0	6	-54
SPRUCE GROVE	0	0	0	0	0	-100
TOTAL	297	2	0	0	299	-60

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH



TABLE 8

JAN-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	483	18	35	165	701	-71
CAMROSE	5	0	0	65	70	35
EDMONTON M.A.	351	14	64	339	768	-73
FORT MCMURRAY	23	0	0	0	23	-79
GRANDE PRAIRIE	20	0	0	0	20	18
LEDUC	1	0	0	0	1	-99
LETHBRIDGE	36	6	0	9	51	-71
LLOYDMINSTER (ALTA. PART)	38	0	0	55	93	447
MEDICINE HAT	24	0	0	30	54	-46
RED DEER	19	2	0	0	21	-94
SPRUCE GROVE	10	0	0	0	10	-29
TOTAL	1010	40	99	663	1812	-71

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

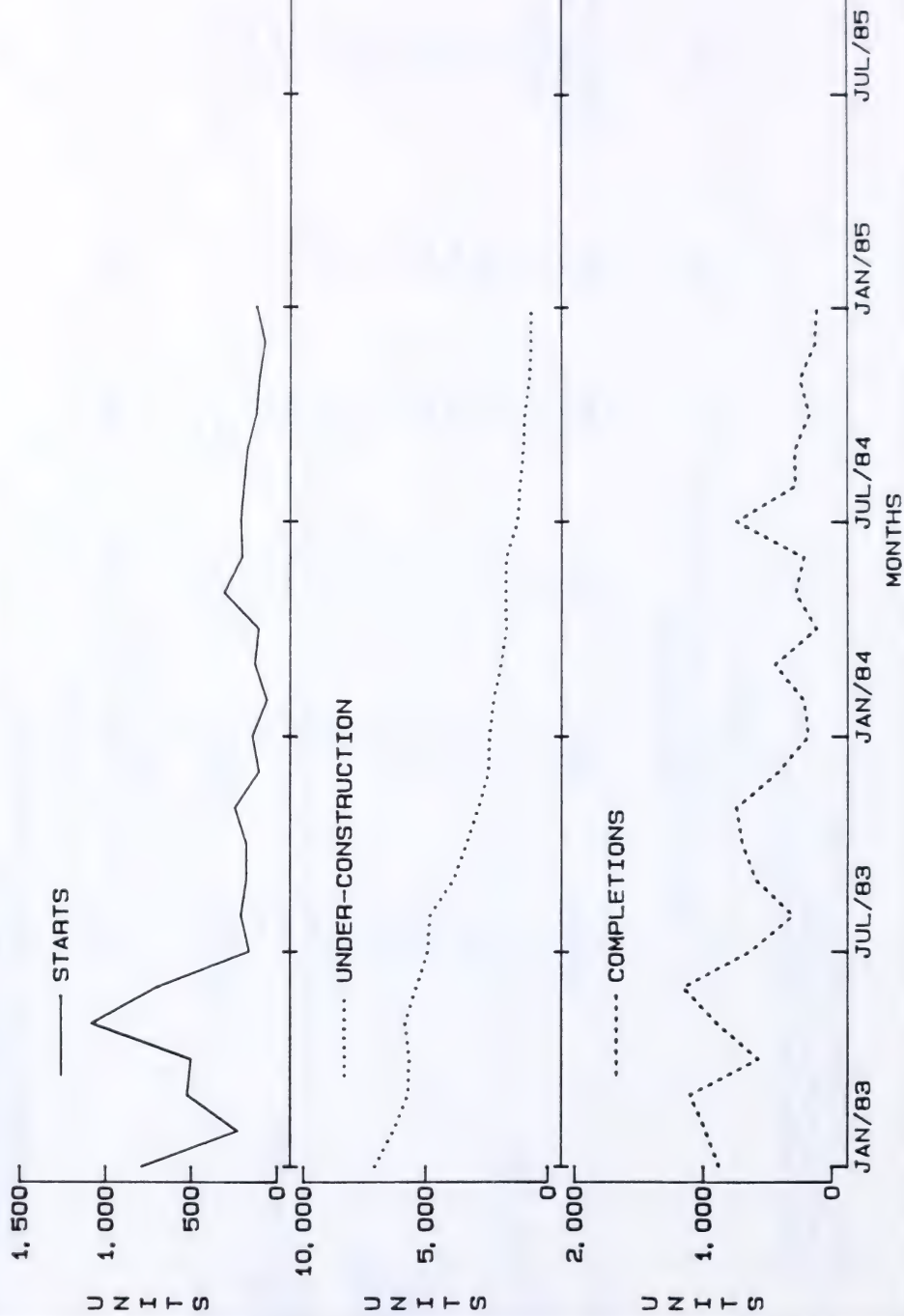


TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
1985			
JANUARY	118	115	701
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

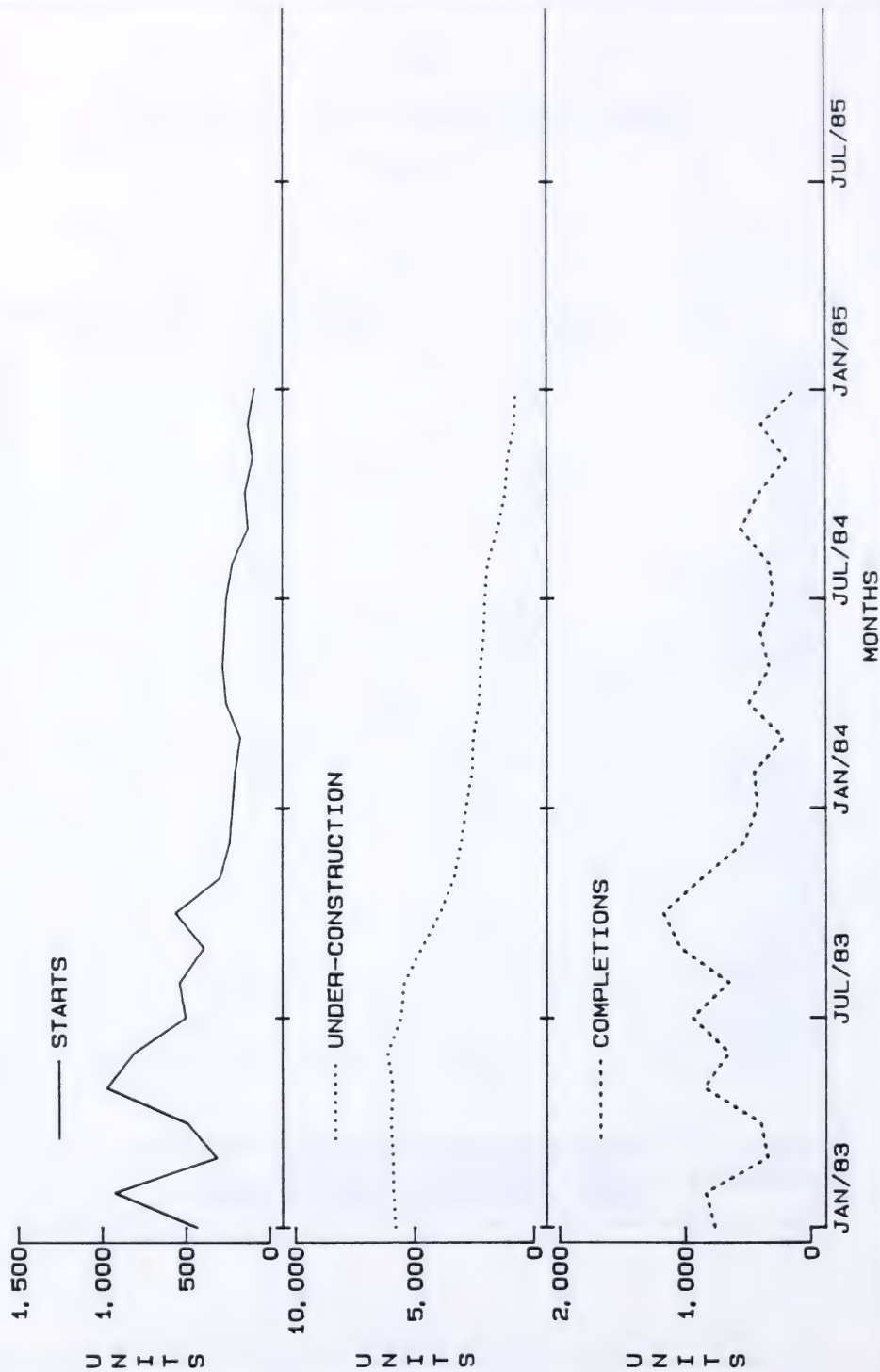


TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

-----			
1984			
-----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
-----			
1985			
-----			
JANUARY	90	122	768
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

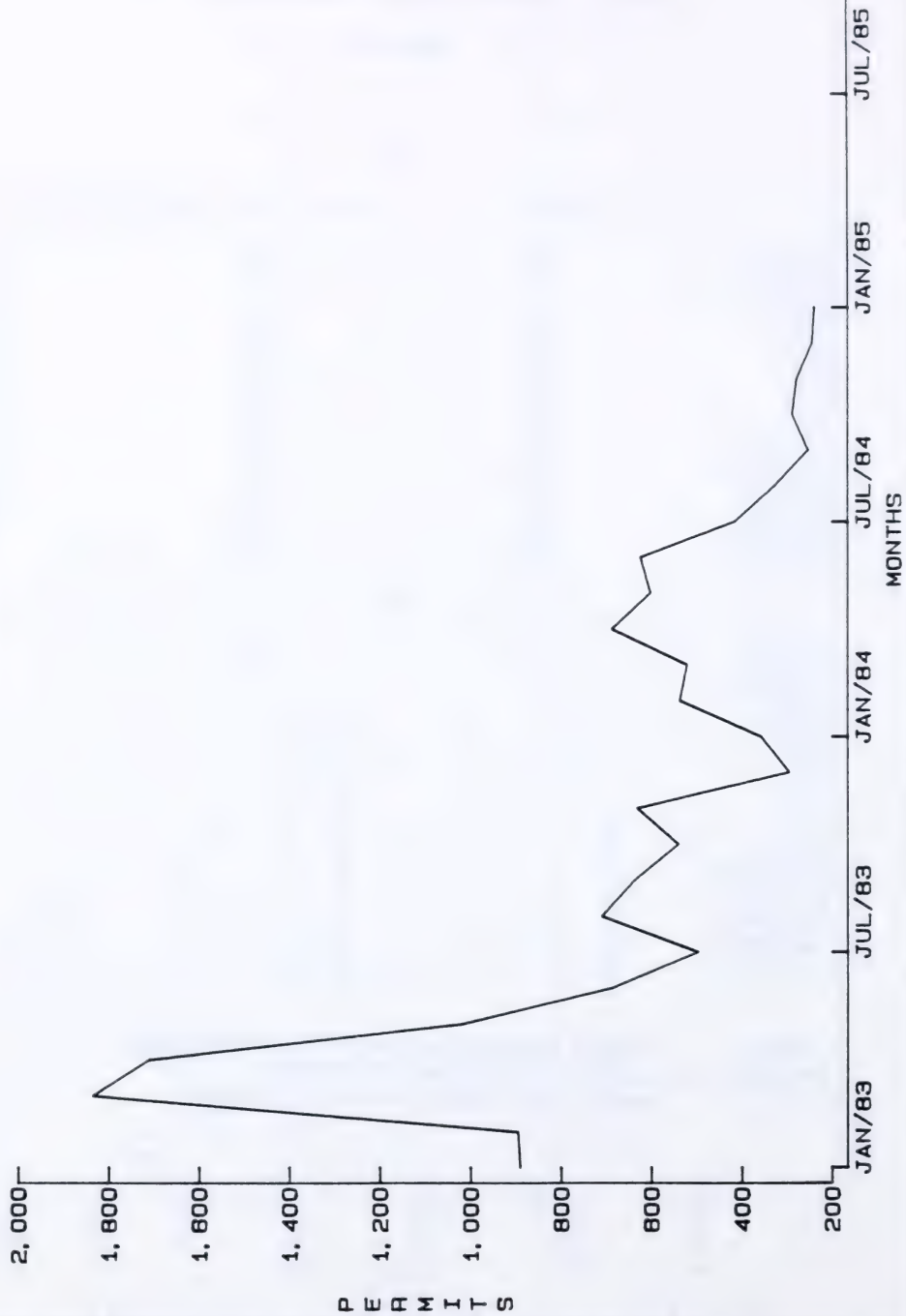




TABLE 11

JAN-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	65	0	0	0	65	-24
CANROSE	2	0	0	0	2	*
EDMONTON M.A.	111	0	0	28	139	-42
FORT MCMURRAY	3	0	0	0	3	200
GRANDE PRAIRIE	5	0	0	0	5	400
LEDUC	2	0	0	0	2	100
LETHBRIDGE	5	0	0	0	5	-55
LLOYDMINSTER(ALTA. PART)	15	0	0	0	15	400
MEDICINE HAT	0	0	0	0	0	-100
RED DEER	2	0	0	0	2	-83
SPRUCE GROVE	1	0	0	0	1	-67
TOTAL	211	0	0	28	239	-33

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

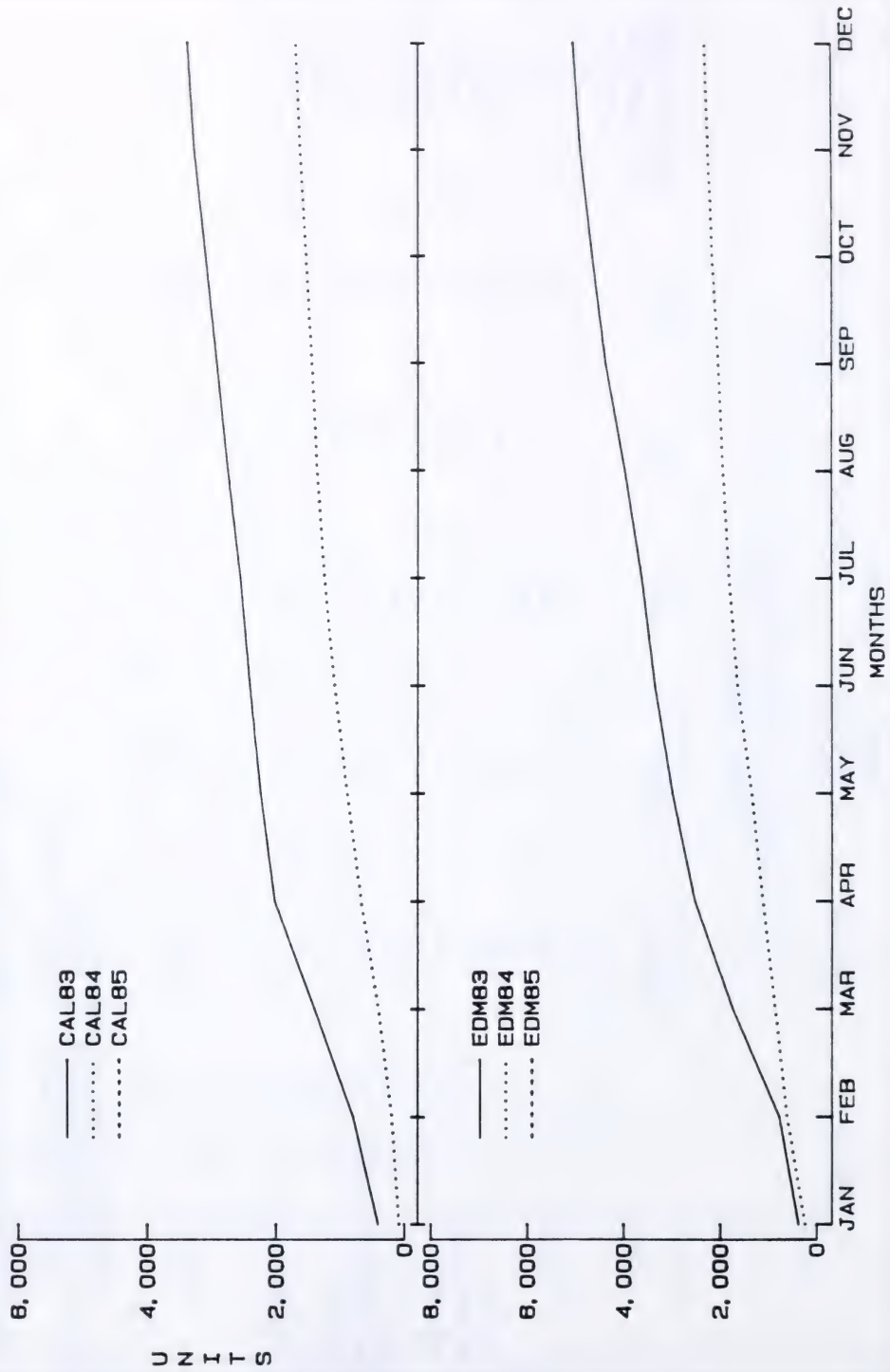


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN ALTA.PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
JANUARY	85	65	0	2	239	139	1	3	1	5	1	2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196	0	622		4		4		3		2	25		8		10	10	20	20	5		
MARCH	402	2	855		10		10		8		2	50		20		23	23	35	35	9		
APRIL	670	17	1118		15		15		17		3	112		32		33	33	62	62	24		
MAY	888	21	1350		75		75		27		7	133		43		35	35	96	96	30		
JUNE	1087	23	1642		92		92		43		7	161		92		42	42	106	106	34		
JULY	1245	26	1815		111		111		50		8	175		115		43	43	114	114	42		
AUGUST	1360	30	1934		129		129		56		11	186		145		50	50	123	123	47		
SEPTEMBER	1442	31	2034		137		137		62		11	194		147		84	84	132	132	50		
OCTOBER	1534	35	2161		150		150		69		11	200		169		89	89	142	142	52		
NOVEMBER	1629	39	2246		162		162		74		12	202		235		94	94	145	145	52		
DECEMBER	1701	107	2309		163		163		77		13	210		250		96	96	152	152	56		
PERCENT CHANGE	24	*			42		200		400		100	55		400		100	83		67			
TOTAL																						
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE									
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134	-33									
1985	239																					

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

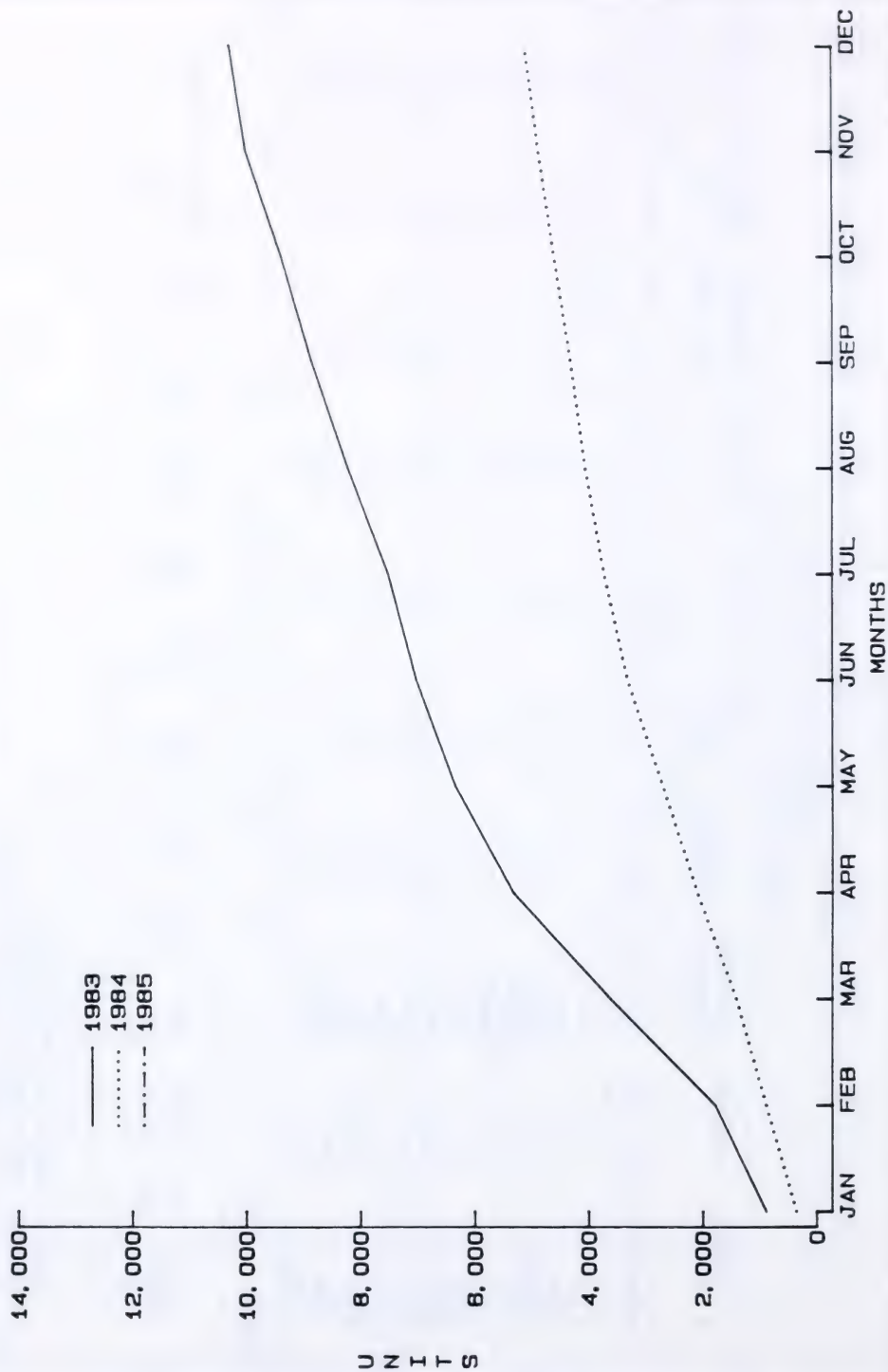


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537		
MARCH	521		
APRIL	687		
MAY	602		
JUNE	624		
JULY	415		
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	239	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE EDMONTON M.A. FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT. RED DEER, AND SPRUCE GROVE



FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

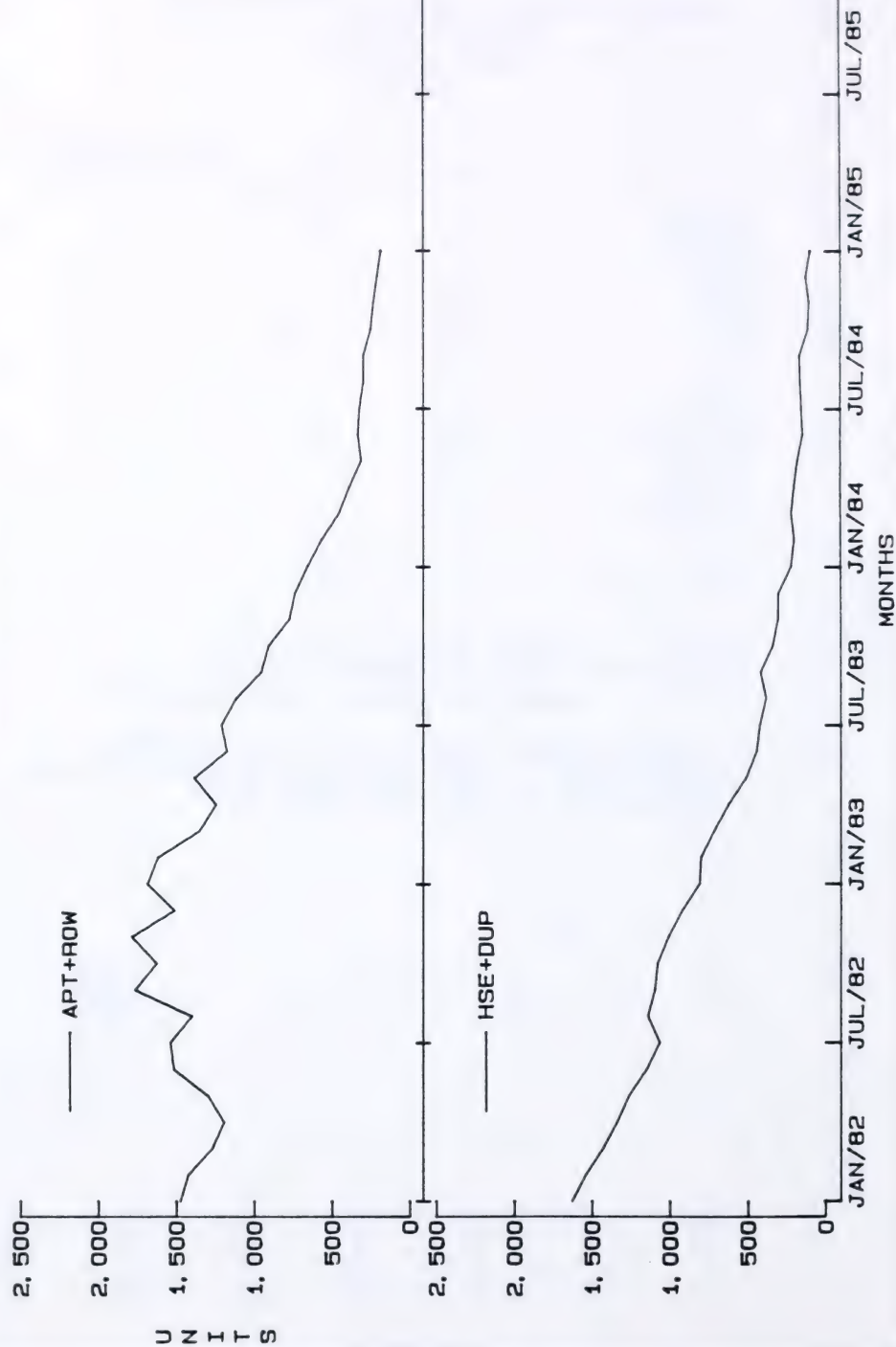




TABLE 14

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
-----					
1985					
JANUARY	94	184	278	122	39
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

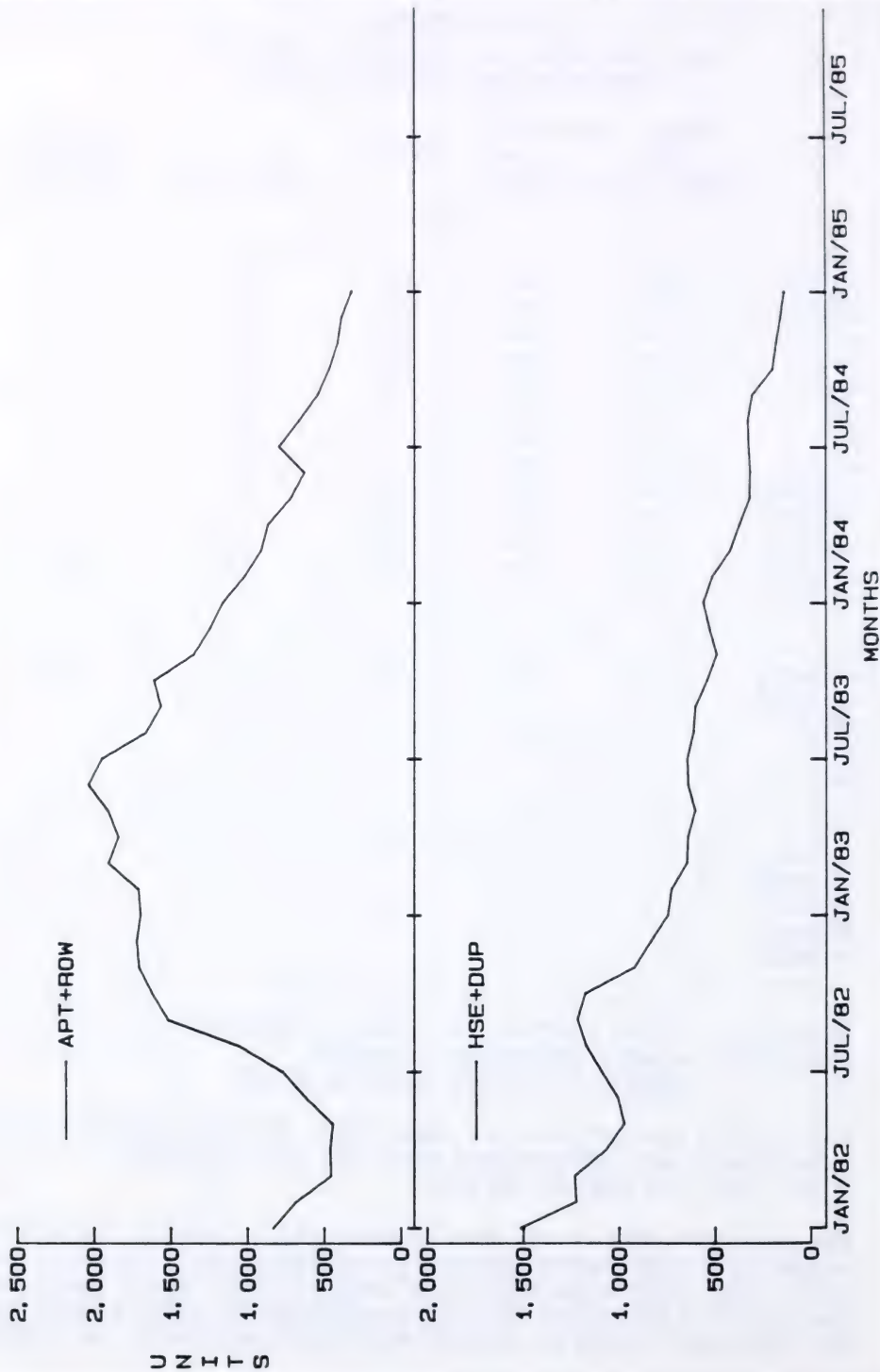


TABLE 15

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	197	468	665	172	35
NOVEMBER	179	413	592	247	35
DECEMBER	156	387	543	130	25
-----					
1985					
JANUARY	137	322	459	115	30
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

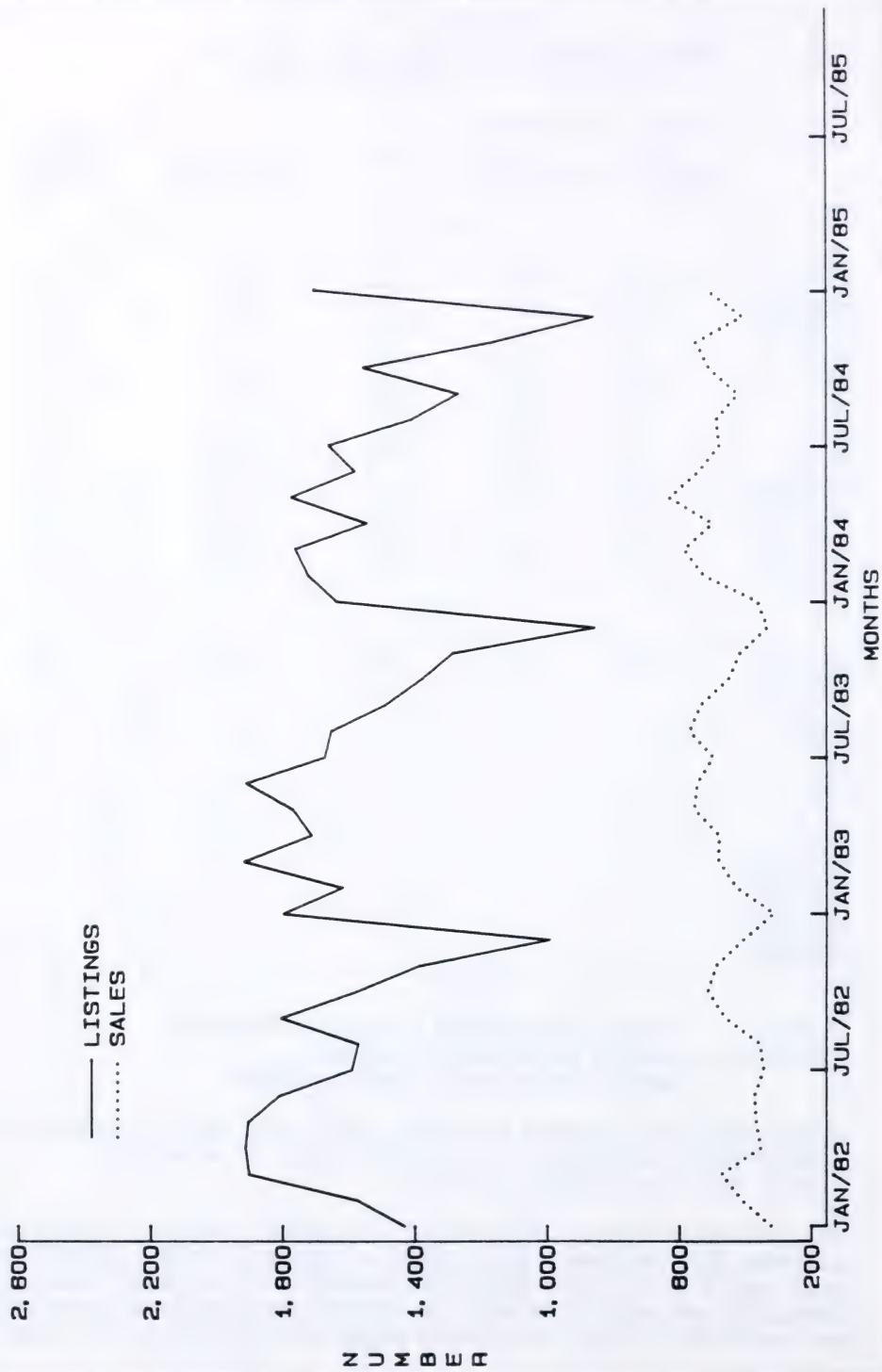


TABLE 16

## RESIDENTIAL LISTINGS SALES AND PRICE

## EDMONTON

-----				
1984				
-----				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	31	81317
MARCH	1763	586	33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	34	82281
JULY	1662	479	29	75800
AUGUST	1411	488	35	82859
SEPTEMBER	1270	422	33	79004
OCTOBER	1557	510	33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
-----				
1985				
-----				
JANUARY	1707	514	.30	75769
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
-----				

SOURCE: EDMONTON REAL ESTATE BOARD  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH



FIGURE 14  
LISTINGS AND SALES  
CALGARY

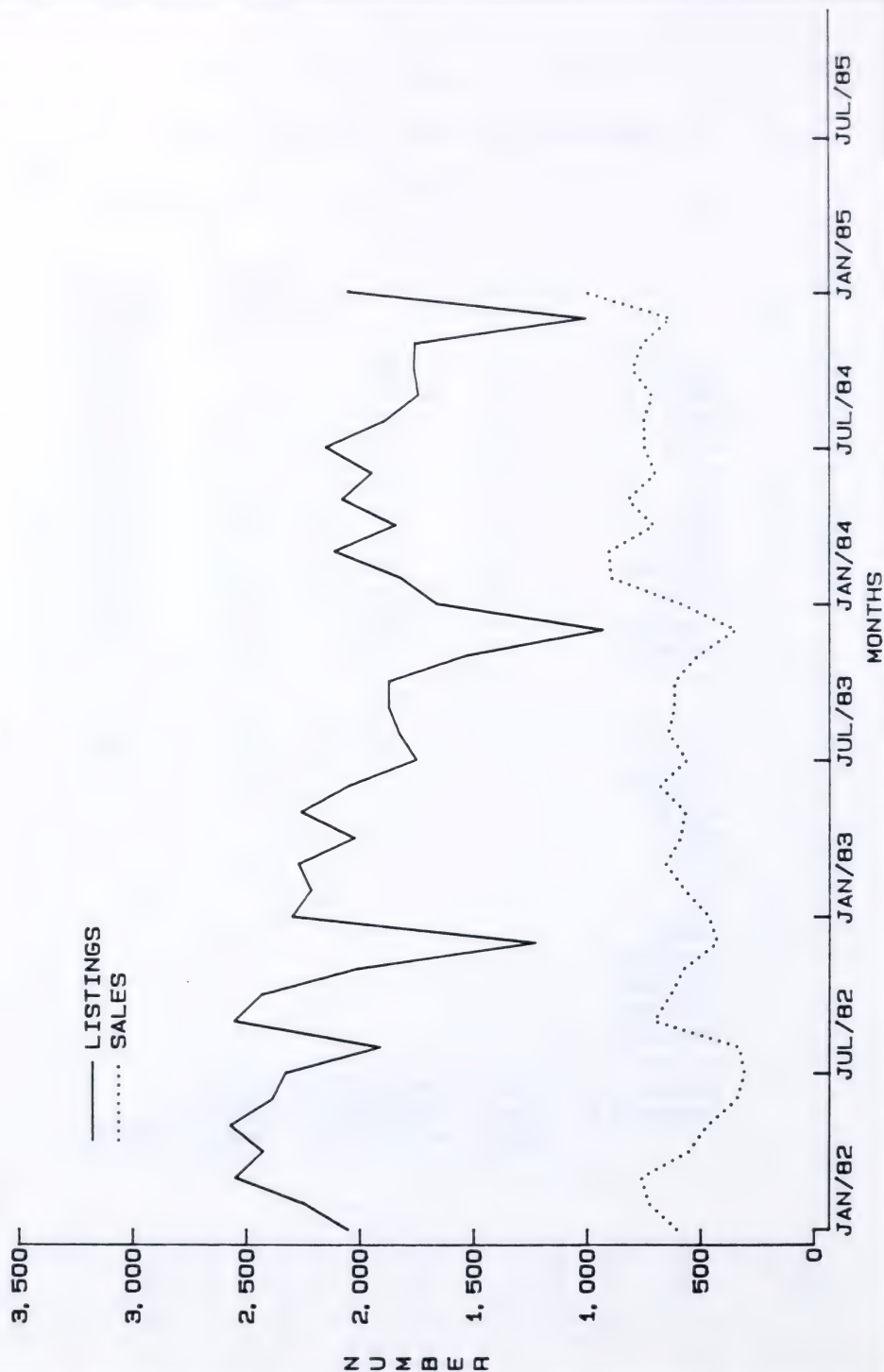


TABLE 17  
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

-----				
1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
-----				
1985				
JANUARY	2054	1011	.49	74550
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
-----				

SOURCE: CALGARY REAL ESTATE BOARD  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

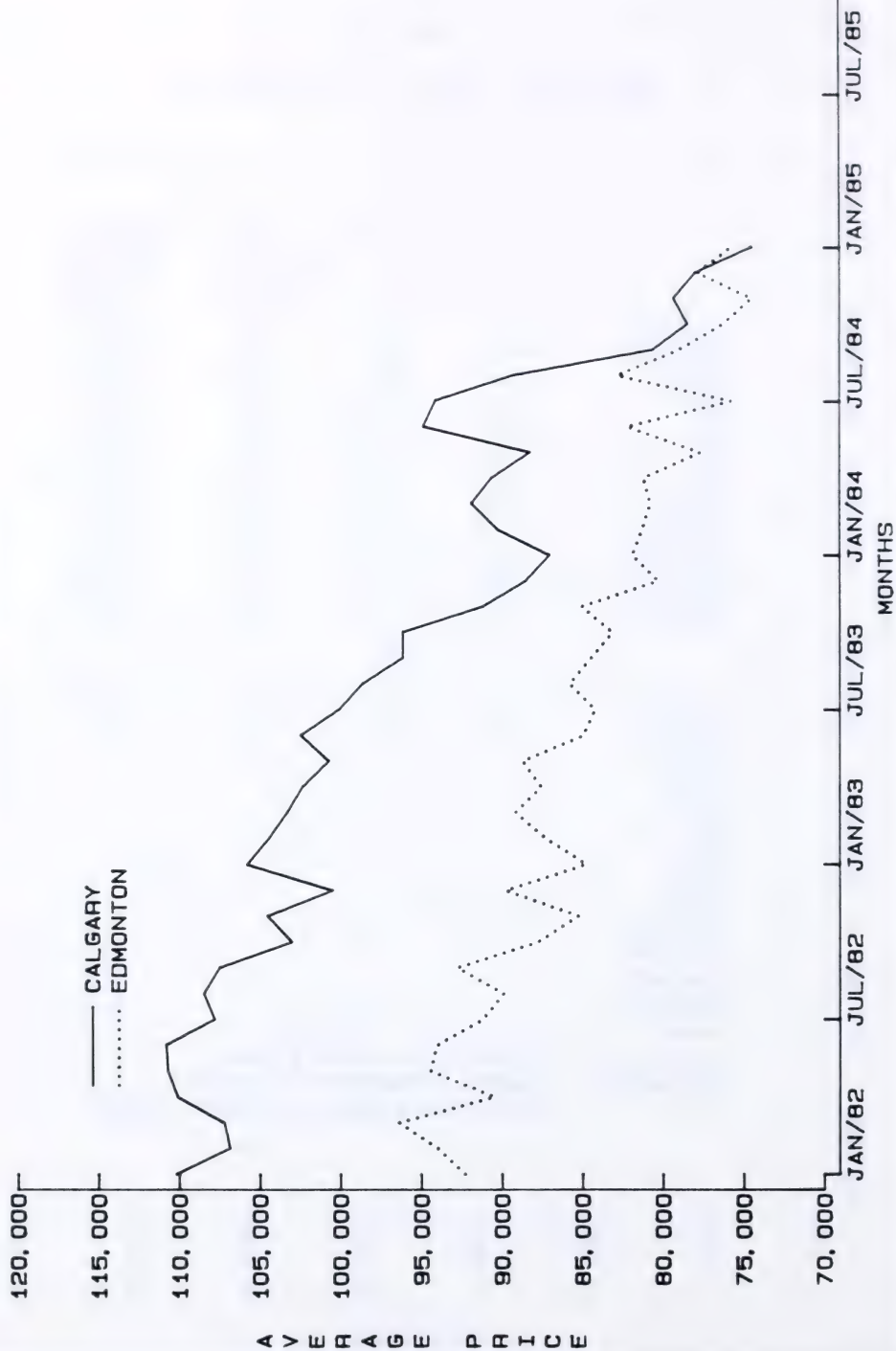


FIGURE 18  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)

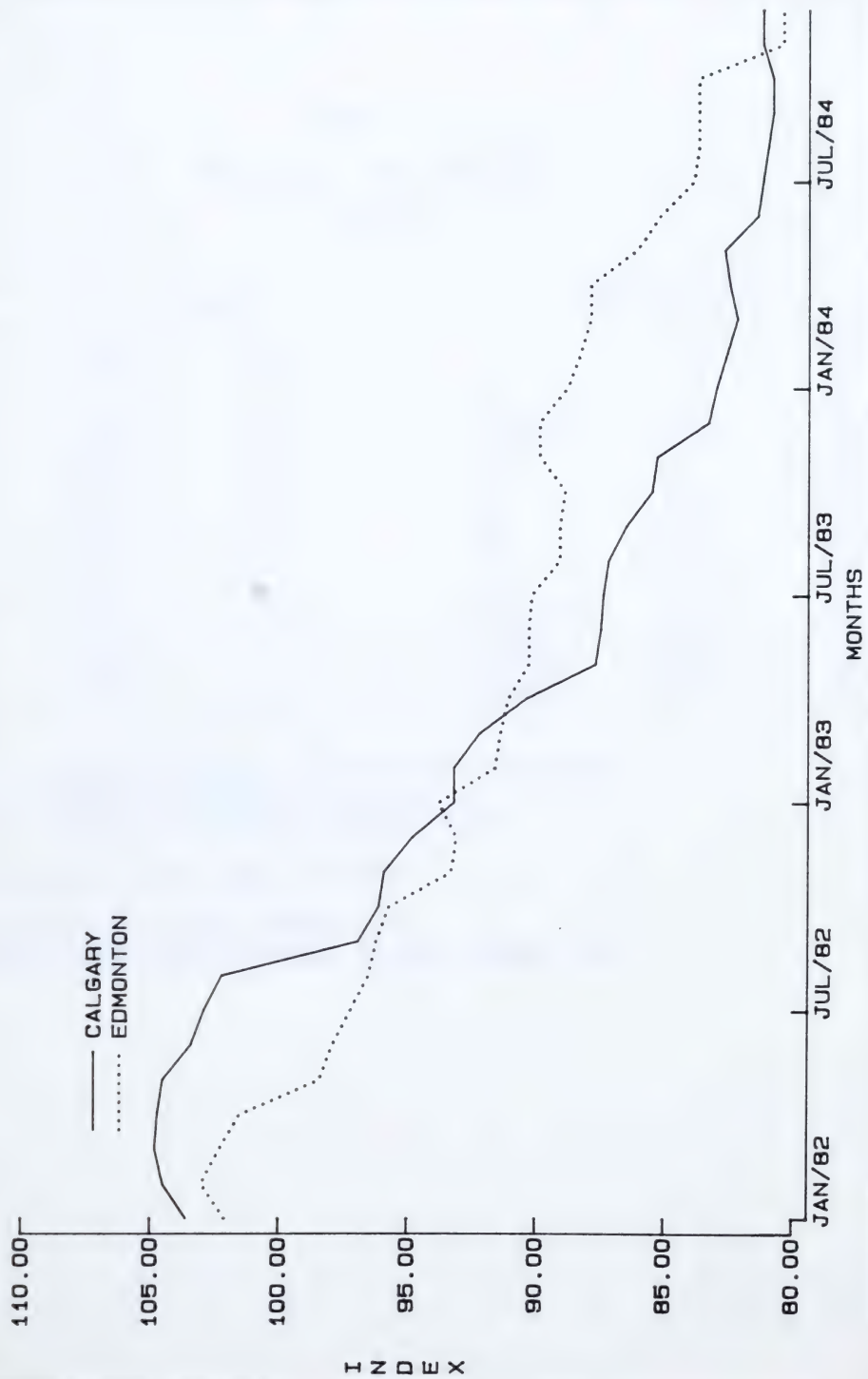






TABLE 18  
NEW HOUSING PRICE INDICES\*

1981=100

CALGARY**			EDMONTON***		
	1983	1984		1983	1984
JANUARY	93.2	83.0	JANUARY	93.8	88.8
FEBRUARY	93.2	82.6	FEBRUARY	91.6	88.3
MARCH	92.2	82.2	MARCH	91.4	87.9
APRIL	90.4	82.5	APRIL	91.1	87.9
MAY	87.7	82.7	MAY	90.3	86.1
JUNE	87.5	81.4	JUNE	90.3	85.2
JULY	87.4	81.2	JULY	90.2	83.9
AUGUST	87.2	81.0	AUGUST	89.1	83.7
SEPTEMBER	86.5	80.8	SEPTEMBER	89.1	83.7
OCTOBER	85.5	80.8	OCTOBER	88.9	83.7
NOVEMBER	85.3	81.2	NOVEMBER	89.9	80.4
DECEMBER	83.3	81.2	DECEMBER	89.9	80.4

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



AL 11.611

ALBERTA  
APR 09 1985

# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

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FEBRUARY 1985

**Alberta**  
DEPARTMENT OF HOUSING



RESIDENTIAL CONSTRUCTION  
IN ALBERTA

FEBRUARY 1985

ALBERTA  
DEPARTMENT OF HOUSING

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## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	1
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24



**D. Newly Completed and Unoccupied Dwellings**

Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	27
Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	29

\* \* \* \*

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	26
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	28

**E. Multiple Listings Service (M.L.S.)**

Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
Table 17:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33

\* \* \* \*

Figure 13:	Listings and Sales - Edmonton	30
Figure 14:	Listings and Sales - Calgary	32
Figure 15:	Average Sales Prices - Calgary and Edmonton	34

**F. New Housing Price Indexes**

Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1983 - 1984	36
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\* \* \* \*

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	35
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## Highlights

### Urban Alberta

- ° Housing starts in February declined 29% to 222 units from 311 in February of 1984.
- ° Total starts for the first two months decreased 32% to 504 units from 736 for 1984. Multiples declined 10% while singles dropped 34%.
- ° Only Camrose, Fort McMurray and Lloydminster recorded increases in housing starts.
- ° Units under construction in February decreased to 1,623 of which 35% or 561 were apartment units.
- ° The number of building permits issued in Urban Alberta continued to be low; only 235 permits were issued in February, a decrease of 56% over the same period 1984.

### Calgary

- ° Calgary's starts amounted to 73 units last month, a 38% decline from February 1984.
- ° Total starts for the year decreased 4% to 191 units from 199 for 1983. Only 5 multiples were started for the first two months of this year. Single family starts increased 6% over last year.
- ° Housing under construction decreased to 497 units (40 apartments, 457 singles) from 701 the month before. Inventory of newly completed and unoccupied housing continued to trend downwards to 439 units from 459 in January.
- ° Only 103 building permits were issued in February (all single family housing), a 7% drop from the same month last year.



- ° The resale housing market continued to be extremely active last month equalling the mid-1981 levels as indicated by the ratio of sales to listings which reached .61 and the 21% increase in sales over February 1984.
- ° The average resale house price increased in February to \$80,635 from \$74,550 in January. The new house price index remained at 81.2 in January, same as in the previous two months.

### Edmonton

- ° Edmonton's housing starts fell 43% from the same month 1984 to 116 units, of which 28 were apartment units.
- ° Total starts for the year declined 51% compared to the same period 1984 due entirely to decreases in single family starts.
- ° Housing under construction increased to 785 units, up 2% from 769 the month before. Inventory of newly completed units dwindled to 253 with a continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose 41% to 725 units over the same month last year.
- ° The average selling price continued to slide to \$73,121 last month, down from \$75,769 in January. The new house price index increased marginally to 80.6 in January.



TABLE 1

FEB-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	68	0	5	0	73	28
CANROSE	4	0	0	0	4	*
EDMONTON N.A.	88	0	0	28	116	-43
FORT McMURRAY	3	0	0	0	3	-70
GRANDE PRAIRIE	5	0	0	0	5	400
LEDUC	2	0	0	0	2	-50
LETHBRIDGE	4	0	0	0	4	-50
LLOYDMINSTER(ALTA. PART)	10	0	0	0	10	150
MEDICINE HAT	1	0	0	0	1	-67
RED DEER	3	0	0	0	3	-81
SPRUCE GROVE	1	0	0	0	1	-75
TOTAL	189	0	5	28	222	-29

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



FIGURE 1  
CUMULATIVE HOUSING STARTS  
CALGARY AND EDMONTON

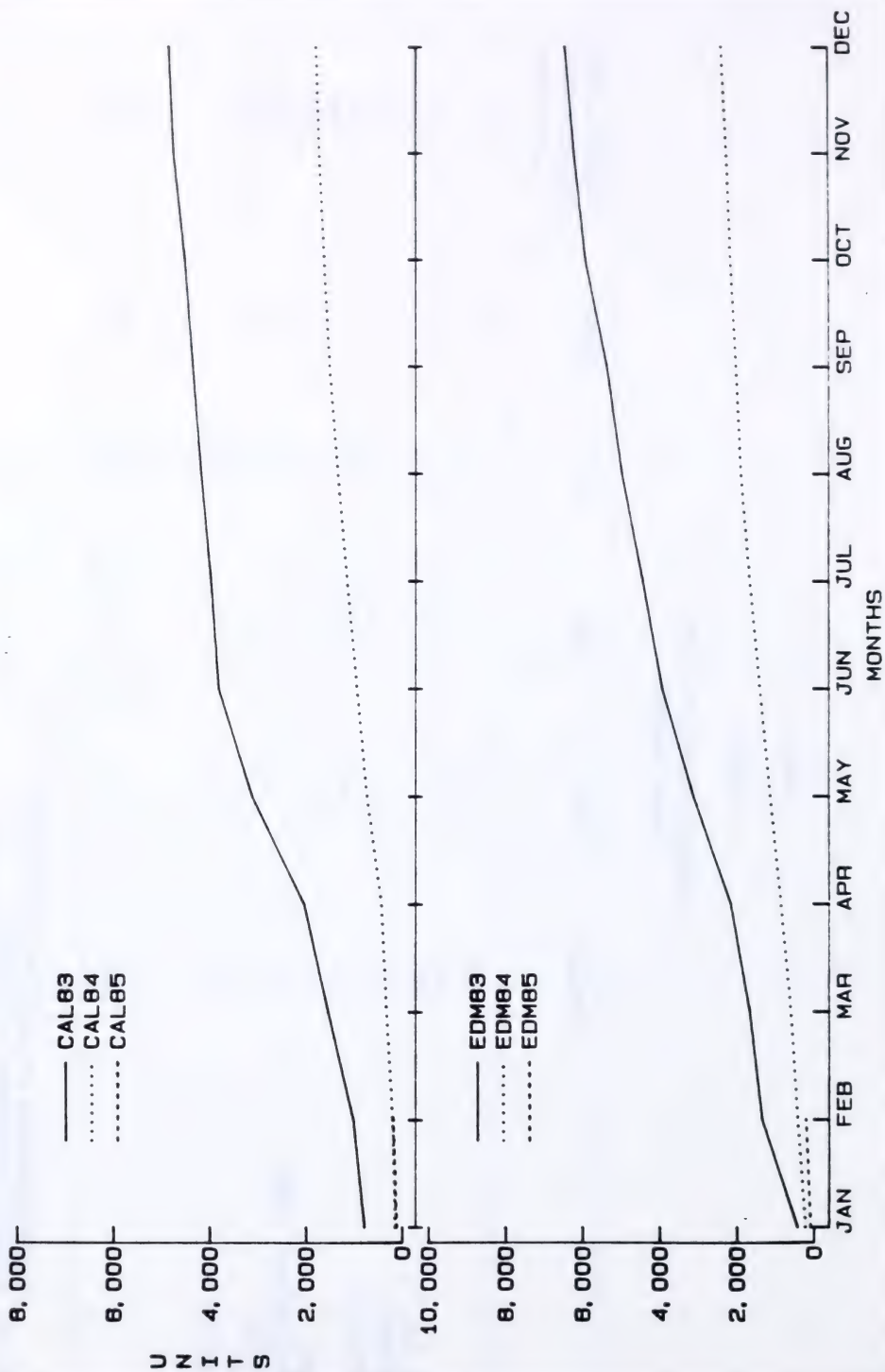


TABLE 2

FEB-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985
CALGARY	176	186	2	0	199	191
CANROSE	2	4	0	0	2	4
EDMONTON N.A.	390	178	6	0	424	206
FORT MCNURRAY	12	13	0	0	12	13
GRANDE PRAIRIE	16	9	4	0	20	9
LEDUC	6	2	0	0	6	2
LETHBRIDGE	18	6	4	2	22	12
LLOYDMINSTER(ALTA. PART)	10	24	0	0	10	49
MEDICINE HAT	8	3	2	0	10	3
RED DEER	16	10	0	0	20	10
SPRUCE GROVE	11	5	0	0	11	5
TOTAL	665	440	18	2	736	504
PERCENT CHANGE BY TYPE		-34		-89		-32

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2  
TOTAL NUMBER OF STARTS EACH MONTH  
URBAN ALBERTA

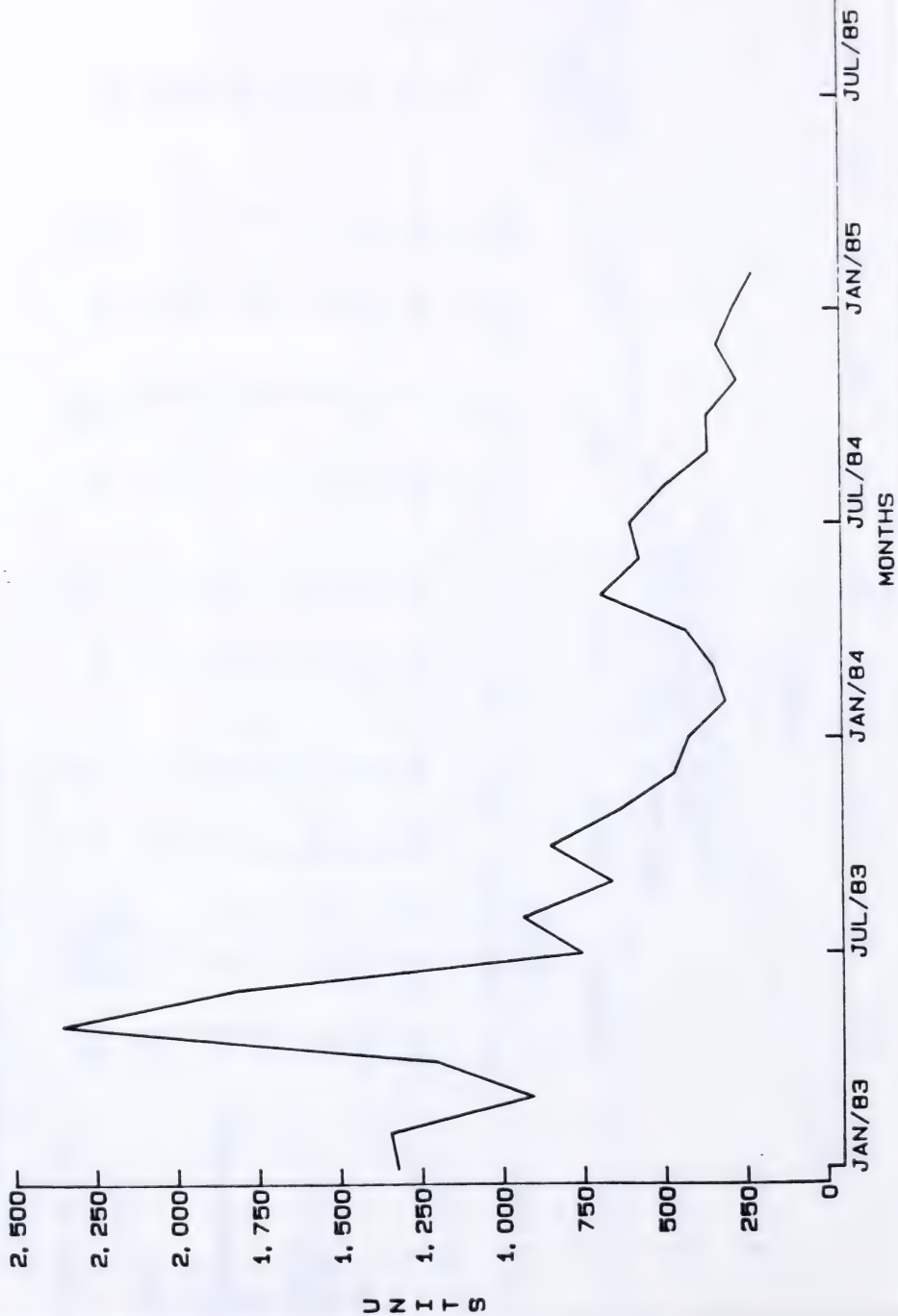


TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349		
APRIL	432		
MAY	691		
JUNE	574		
JULY	602		
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	504	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

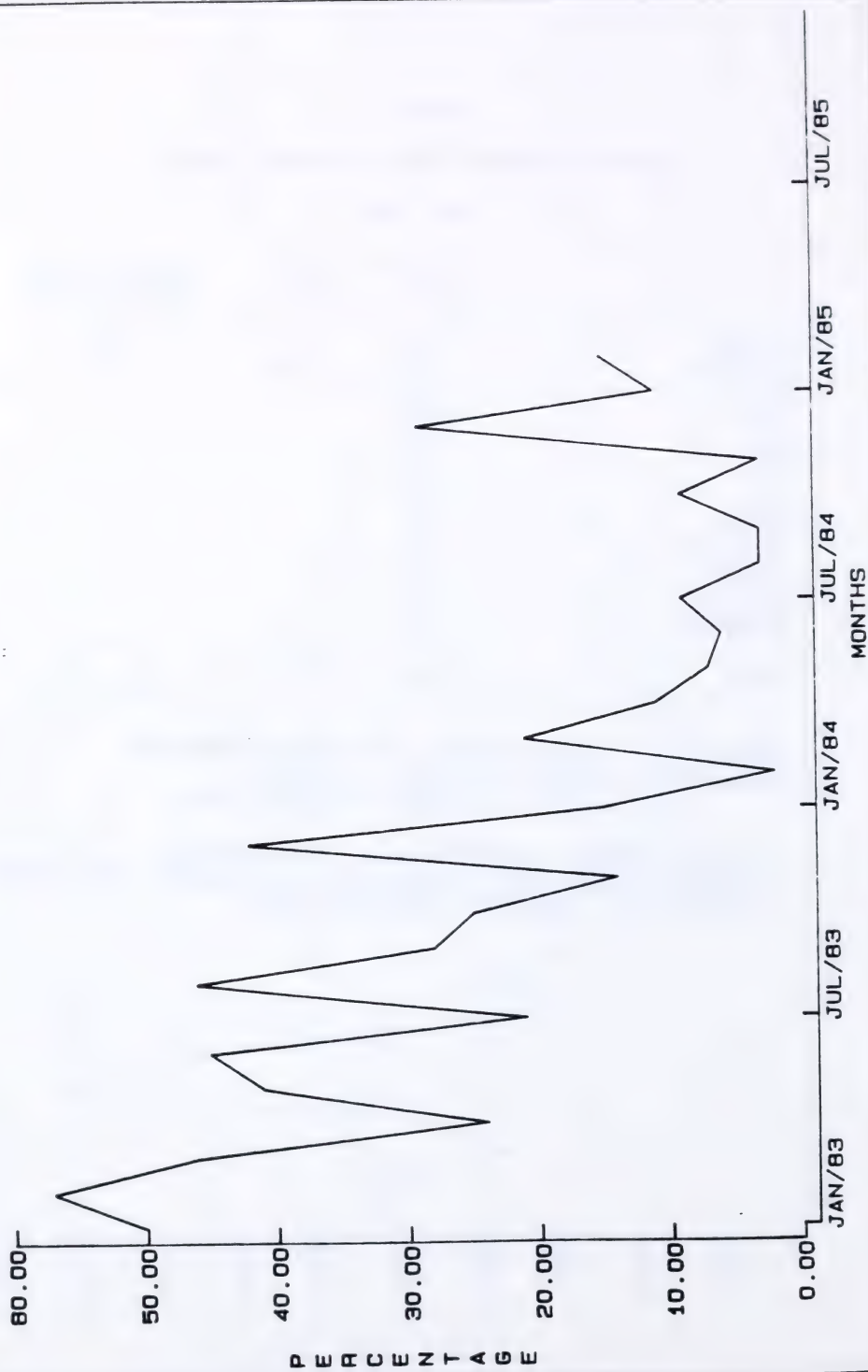




TABLE 4

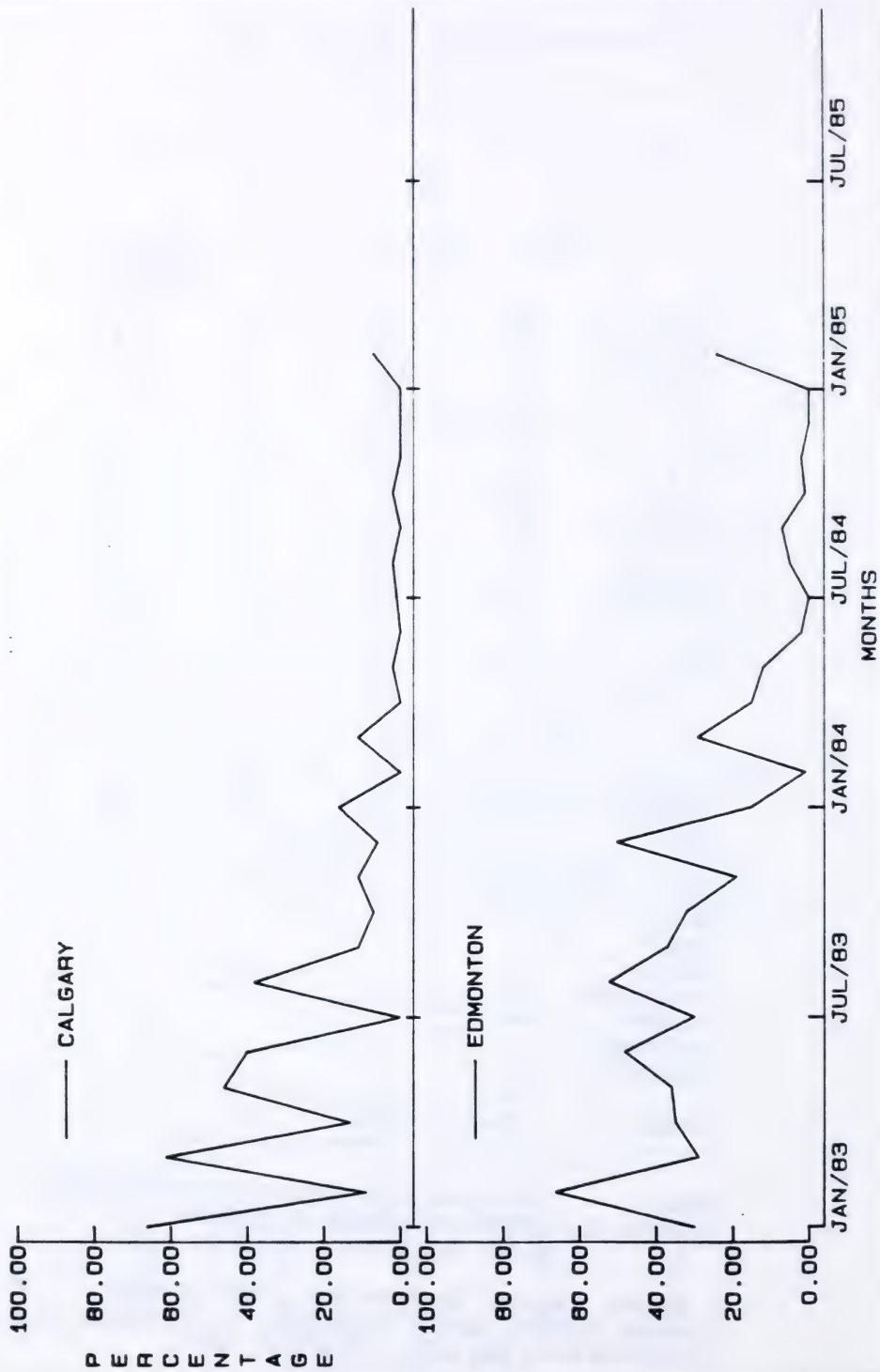
SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

1984-1985				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
1985				
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	504	440	64	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CANROSE, EDMONTON N.A., PORT MCMURRAY,  
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY



## SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1984					EDMONTON(METRO)				
CALGARY									
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	142	119	23	16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	4	1
JULY	209	207	2	1	JULY	257	257	0	0
AUGUST	192	188	4	2	AUGUST	221	209	12	5
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	9	7
OCTOBER	119	115	4	3	OCTOBER	146	144	2	1
NOVEMBER	102	102	0	0	NOVEMBER	101	99	2	2
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0
TOTAL	1803	1751	52	3	TOTAL	2384	2197	187	8
					EDMONTON(METRO)				
1985									
CALGARY									
JANUARY	118	118	0	0	JANUARY	90	90	0	0
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24
MARCH					MARCH				
APRIL					APRIL				
MAY					MAY				
JUNE					JUNE				
JULY					JULY				
AUGUST					AUGUST				
SEPTEMBER					SEPTEMBER				
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
TOTAL	191	186	5		TOTAL	206	178	28	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

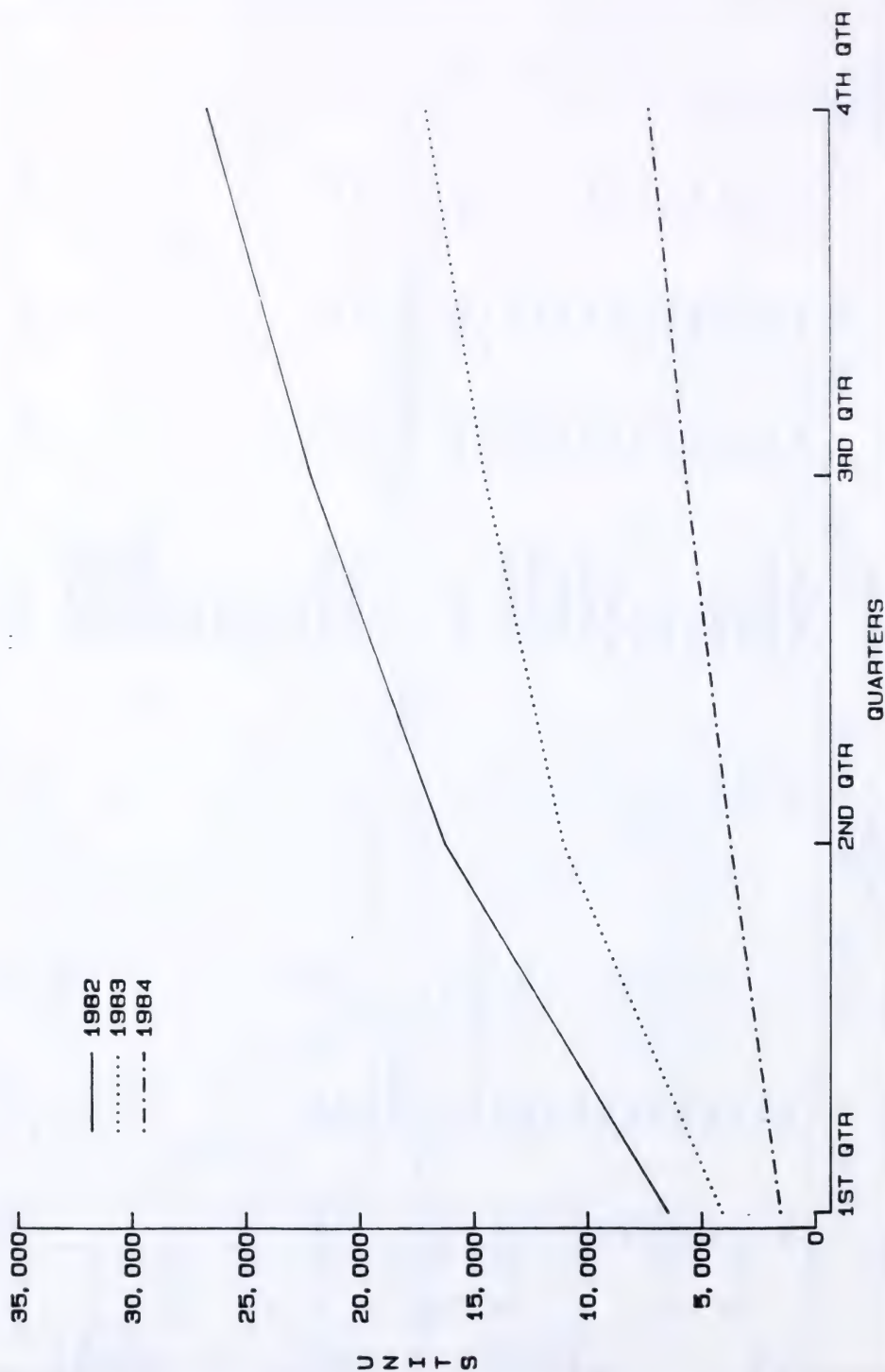


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

1983 - 1984

	1983	1984	PERCENT CHANGE
FIRST QUARTER	4101	1548	-62
SECOND QUARTER	6987	2186	-69
THIRD QUARTER	3478	1947	-44
FOURTH QUARTER	2568	1614	-37
TOTAL	17134	7295	-57

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH



TABLE 7

FEB-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	94	18	35	130	277	28
CANROSE	2	0	0	0	2	-33
EDMONTON N.A.	95	0	0	0	95	-79
FORT McMURRAY	0	0	0	0	0	-100
GRANDE PRAIRIE	5	0	0	0	5	150
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	1	0	0	0	1	-90
LLOYDMINSTER (ALTA. PART)	6	0	0	0	6	20
MEDICINE HAT	6	0	0	0	6	0
RED DEER	7	2	0	0	9	-40
SPRUCE GROVE	5	0	0	0	5	-38
TOTAL	221	20	35	130	406	-47

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH



TABLE 8

FEB-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	457	0	5	35	497	-78
CANROSE	7	0	0	65	72	1700
EDMONTON N.A.	340	14	64	367	785	-70
FORT MCNURRAY	26	0	0	0	26	-68
GRANDE PRAIRIE	20	0	0	0	20	25
LEDUC	3	0	0	0	3	-96
LETHBRIDGE	39	6	0	9	54	-69
LLOYDMINSTER(ALTA. PART)	42	0	0	55	97	506
MEDICINE HAT	19	0	0	30	49	-50
RED DEER	15	0	0	0	15	-96
SPRUCE GROVE	5	0	0	0	5	-50
TOTAL	973	20	69	561	1623	-71

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

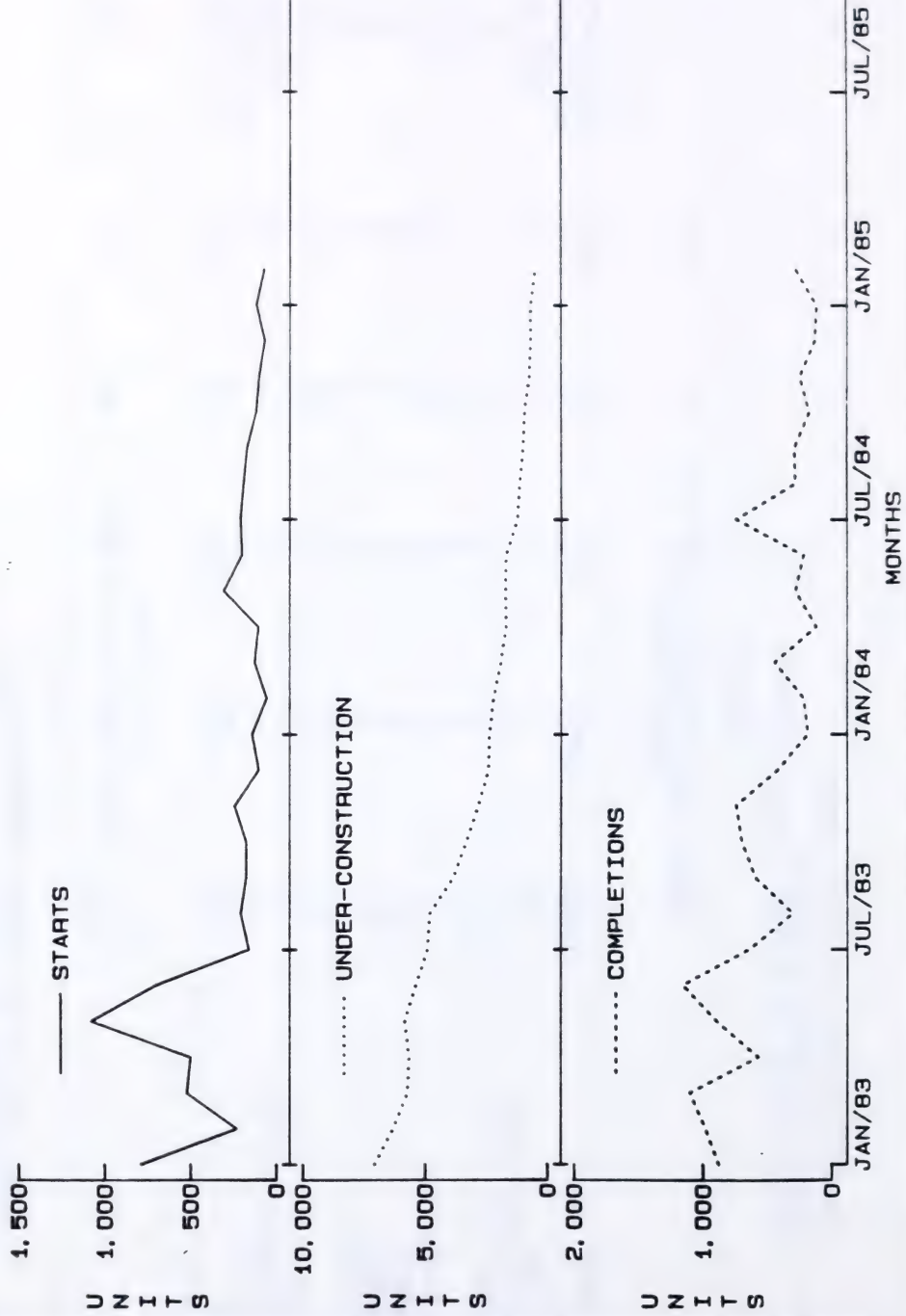


TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
1985			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

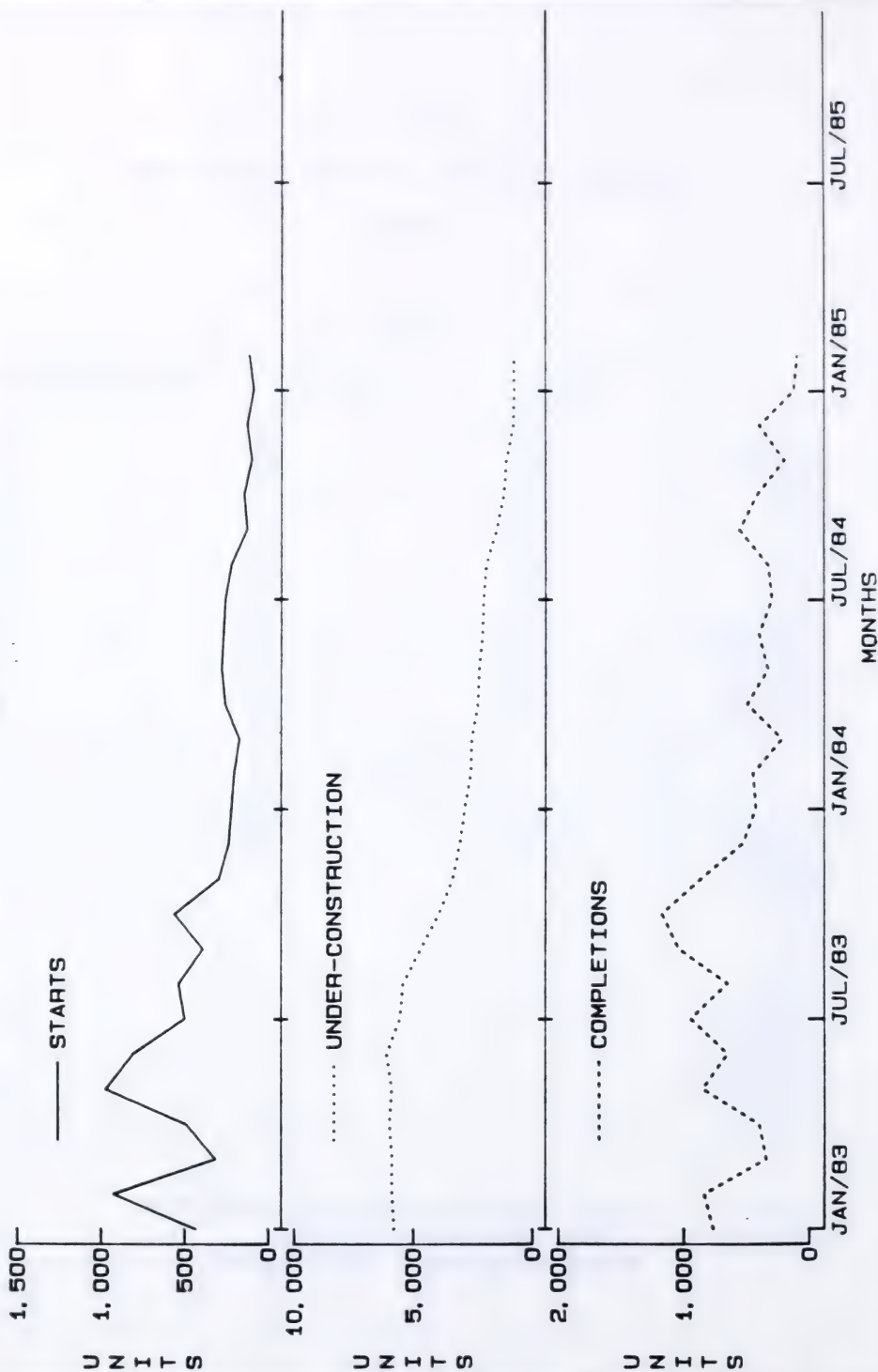


TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

----- 1984 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
----- 1985 -----			
JANUARY	90	122	769
FEBRUARY	116	95	785
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

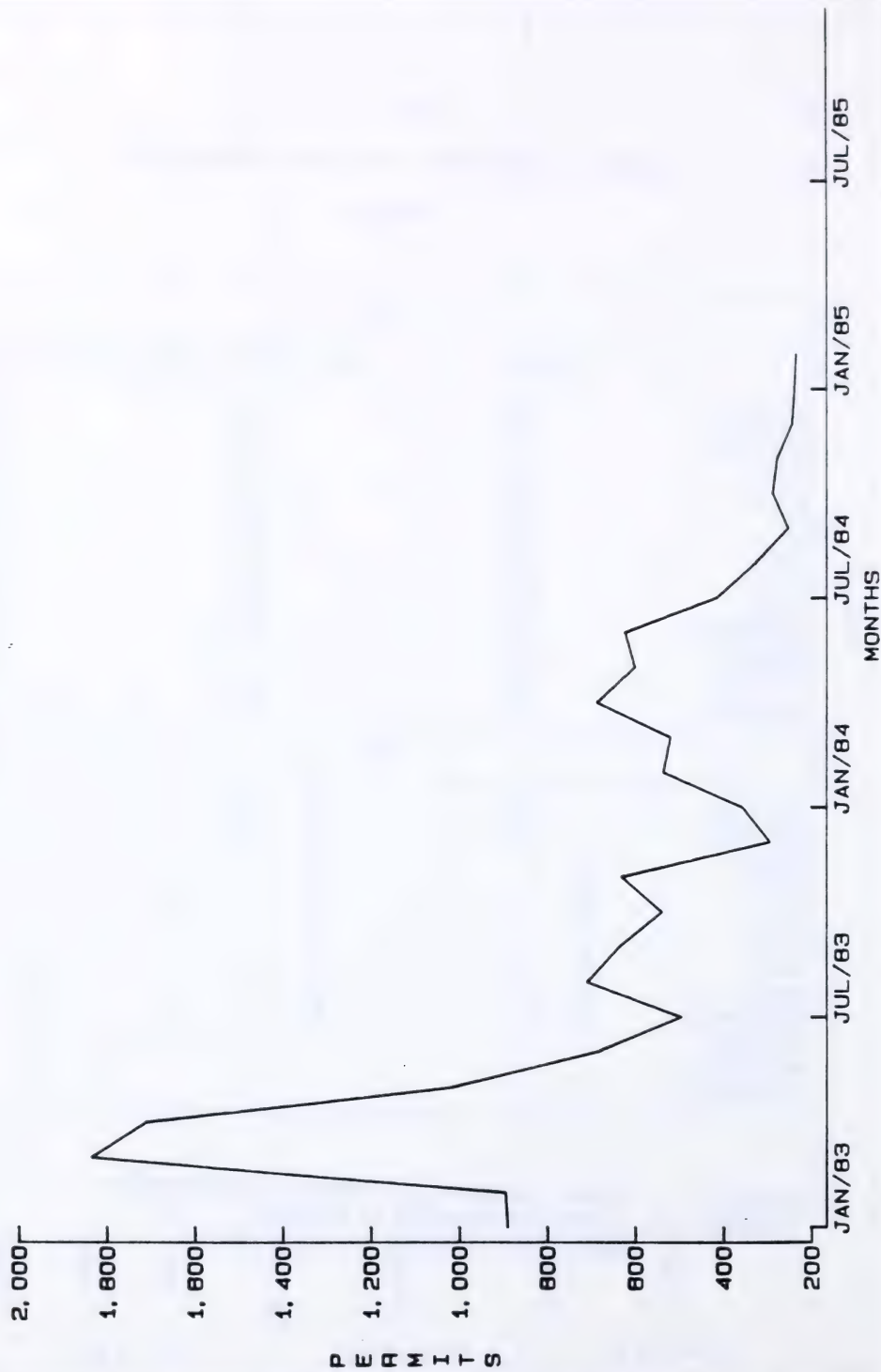




TABLE 11

FEB-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMISS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	103	0	0	0	103	-7
CANROSE	0	0	0	0	0	*
EDMONTON N.A.	89	0	0	0	89	-77
FORT MCMURRAY	14	0	0	0	14	367
GRANDE PRAIRIE	3	0	0	0	3	50
LEDUC	1	0	0	0	1	0
LETHBRIDGE	2	0	0	0	2	-86
LLOYDMINSTER(ALTA. PART)	11	0	0	0	11	120
MEDICINE HAT	2	0	0	0	2	-75
RED DEER	7	2	0	0	9	13
SPRUCE GROVE	1	0	0	0	1	-50
TOTAL	233	2	0	0	235	-56

SOURCE: ALBERTA BUREAU OF STATISTICS  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

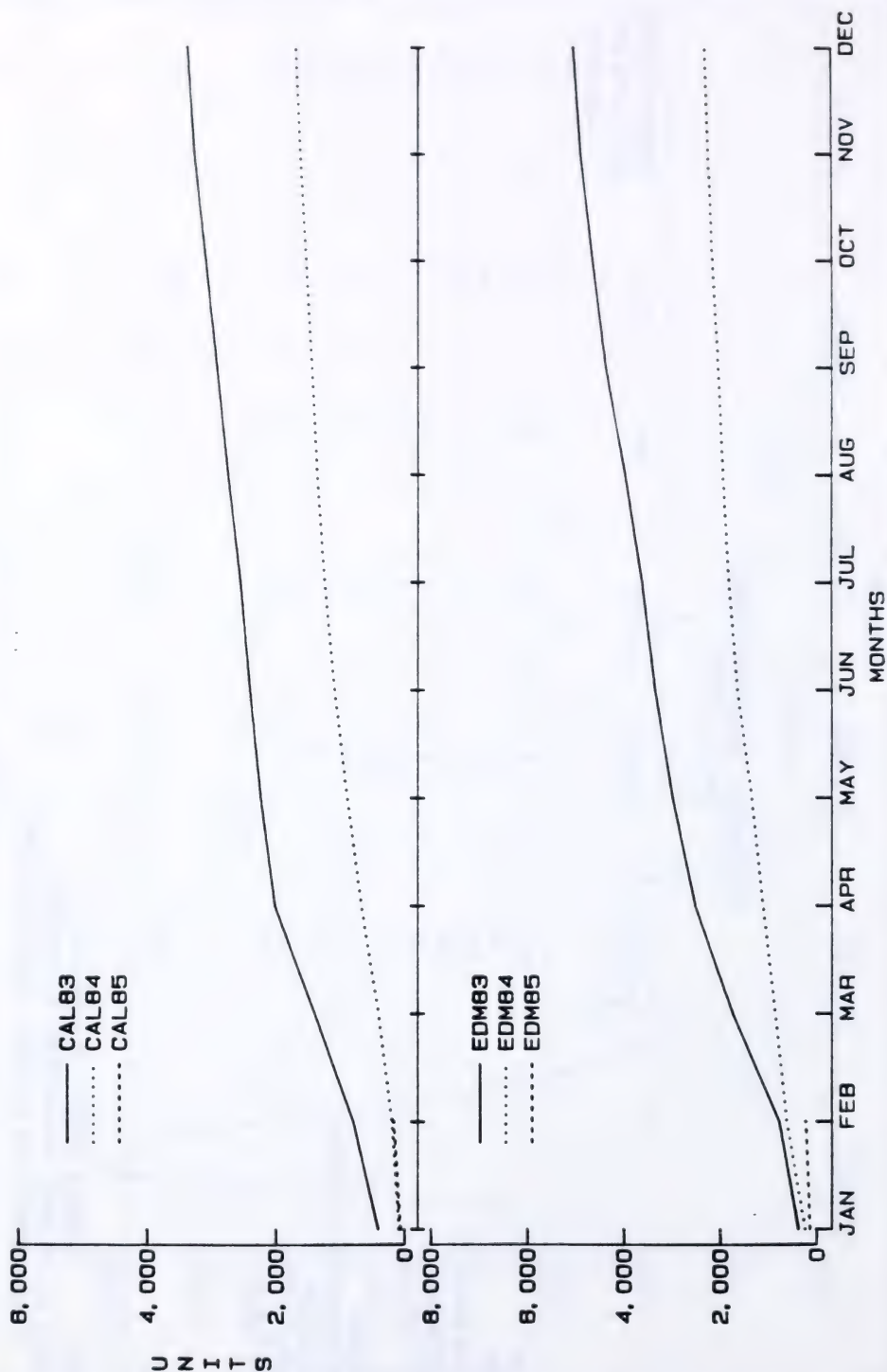


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CALGARY		CANROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA. PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE		
1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
JANUARY	85	65	0	2	239	139	1	3	1	5	1	2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196	168	0	2	622	228	4	17	3	8	2	3	25	7	8	26	10	2	20	11	5	2
MARCH	402		2		855		10		8		2		50		20		23		35		9	
APRIL	670		17		1118		15		17		3		112		32		33		62		24	
MAY	888		21		1350		75		27		7		133		43		35		96		30	
JUNE	1087		23		1642		92		43		7		161		92		42		106		34	
JULY	1245		26		1815		111		50		8		175		115		43		114		42	
AUGUST	1360		30		1934		129		56		11		186		145		50		123		47	
SEPTEMBER	1442		31		2034		137		62		11		194		147		84		132		50	
OCTOBER	1534		35		2161		150		69		11		200		169		89		142		52	
NOVEMBER	1629		39		2246		162		74		12		202		235		94		145		52	
DECEMBER	1701		107		2309		163		77		13		210		250		96		152		56	
PERCENT CHANGE	14		*		63		325		167		50		72		225		80		45		60	
TOTAL																						
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE									
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134										
1985	239	474											-47									

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

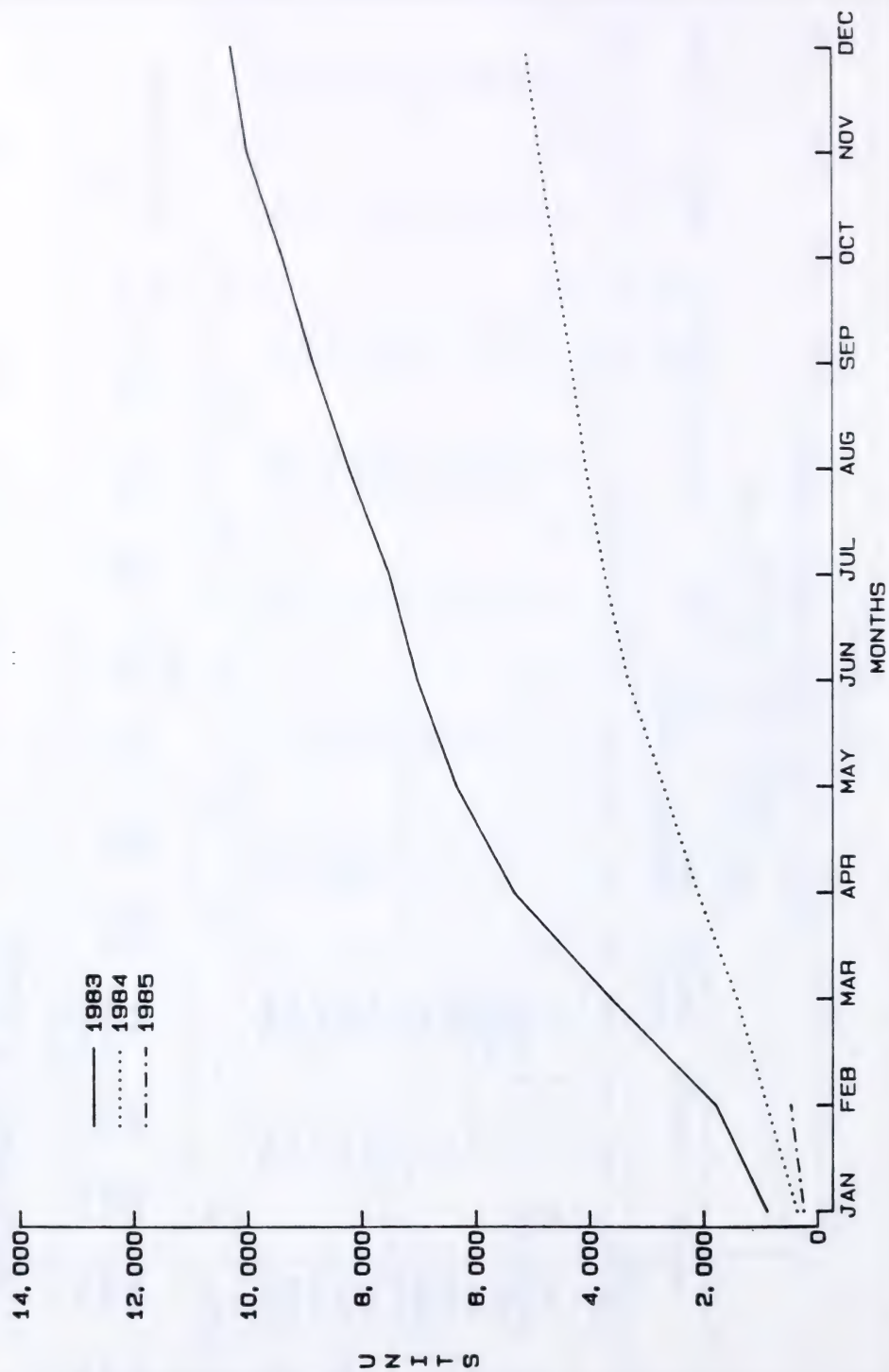


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521		
APRIL	687		
MAY	602		
JUNE	624		
JULY	415		
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	474	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE



FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

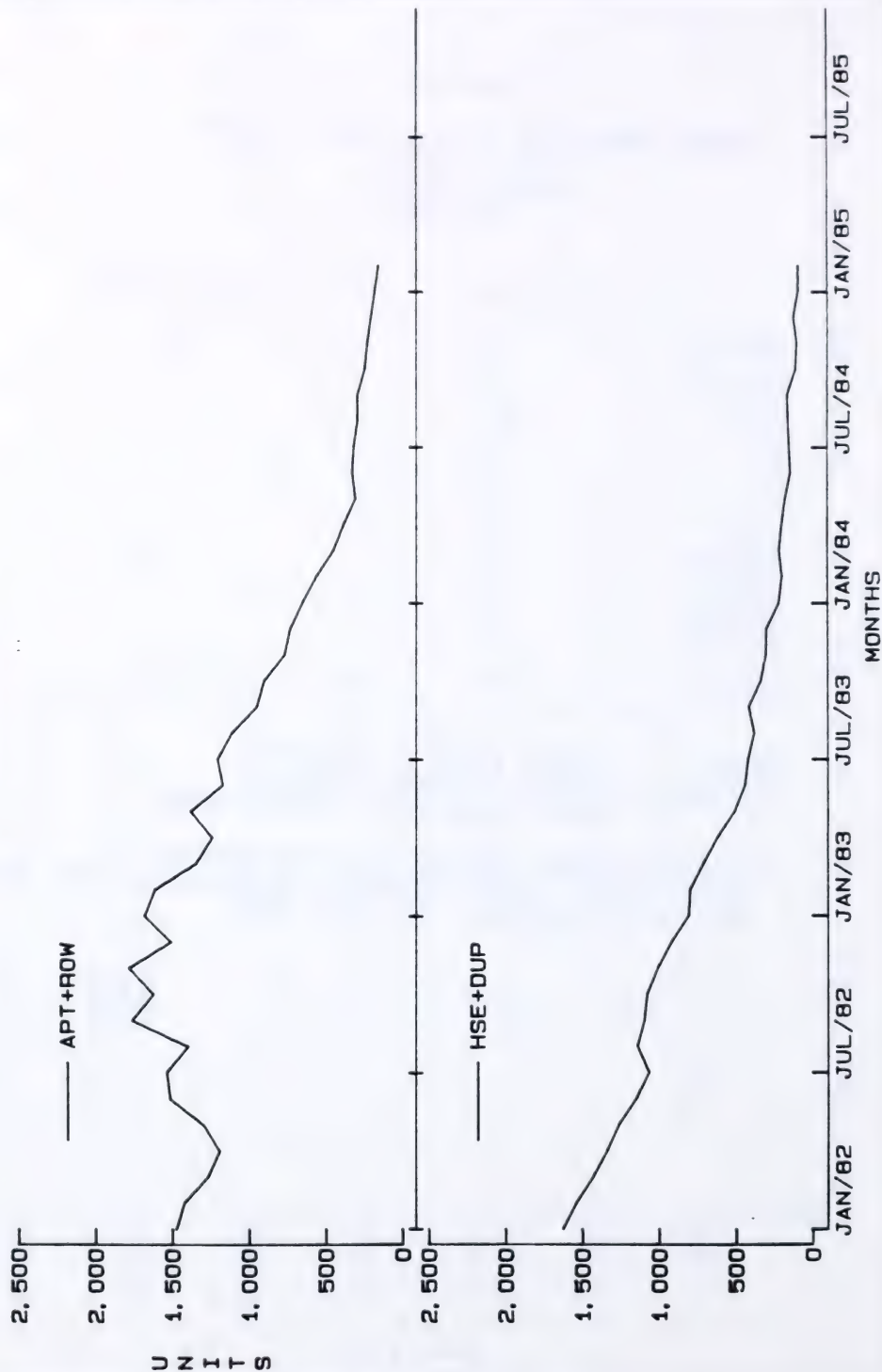




TABLE 14

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
-----					
1985					
JANUARY	93	184	277	122	39
FEBRUARY	92	161	253	95	32
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

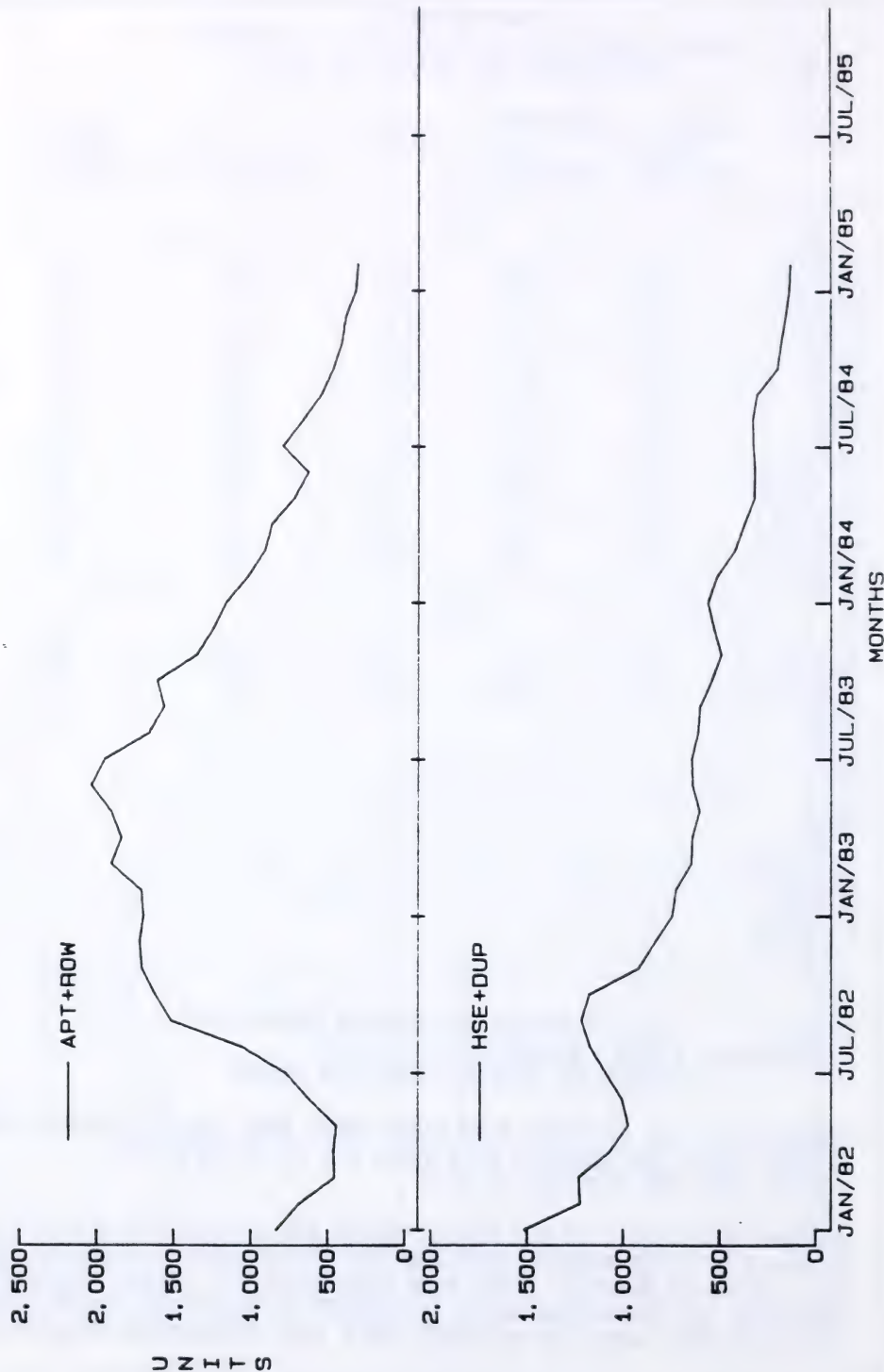


TABLE 15

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	197	468	665	172	35
NOVEMBER	179	413	592	247	35
DECEMBER	156	387	543	130	25
-----					
1985					
JANUARY	137	322	459	115	30
FEBRUARY	131	308	439	277	40
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.  
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PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

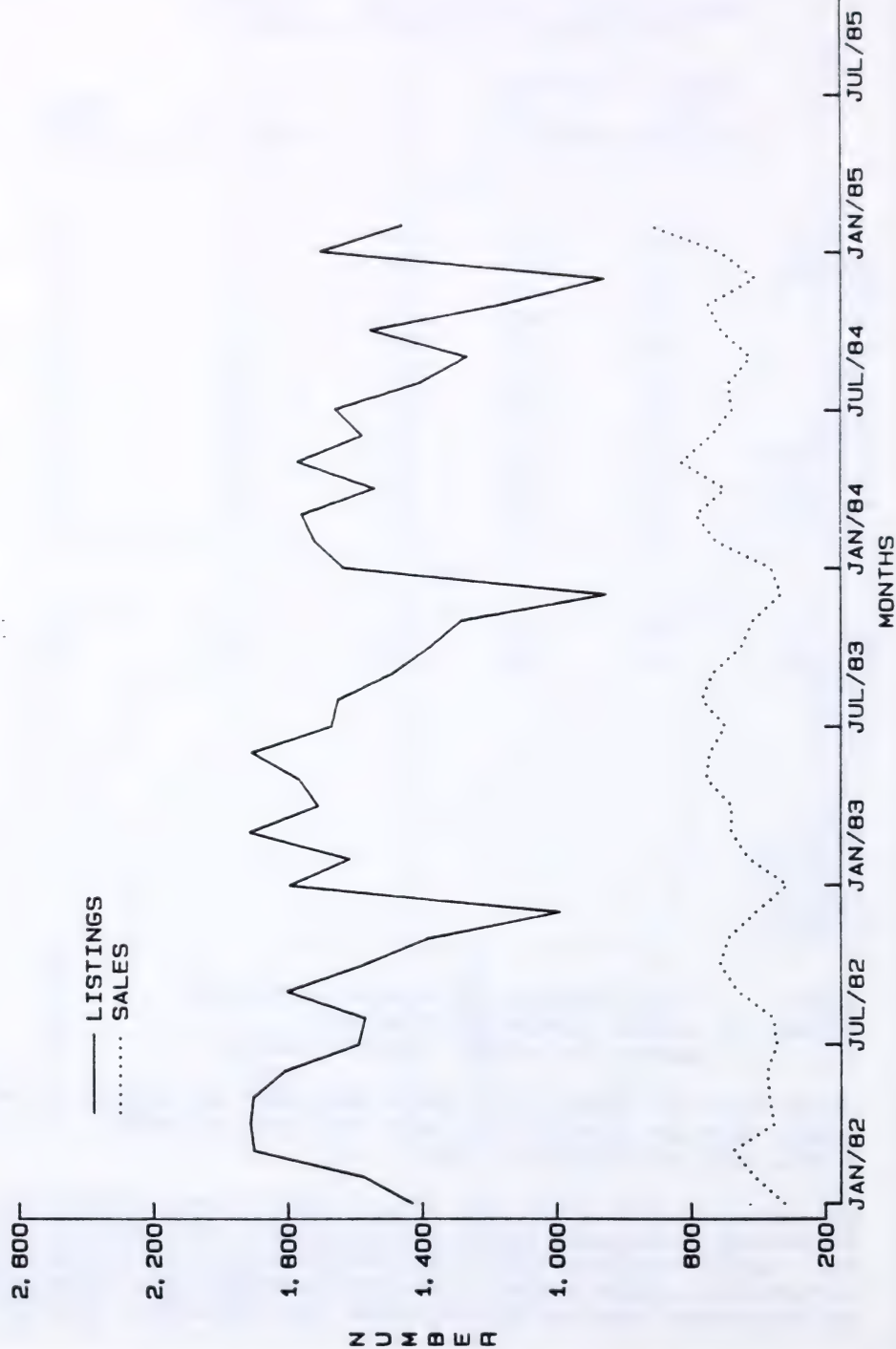




TABLE 16  
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

-----				
1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
-----				
1985				
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
-----				

SOURCE: EDMONTON REAL ESTATE BOARD  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14  
LISTINGS AND SALES  
CALGARY

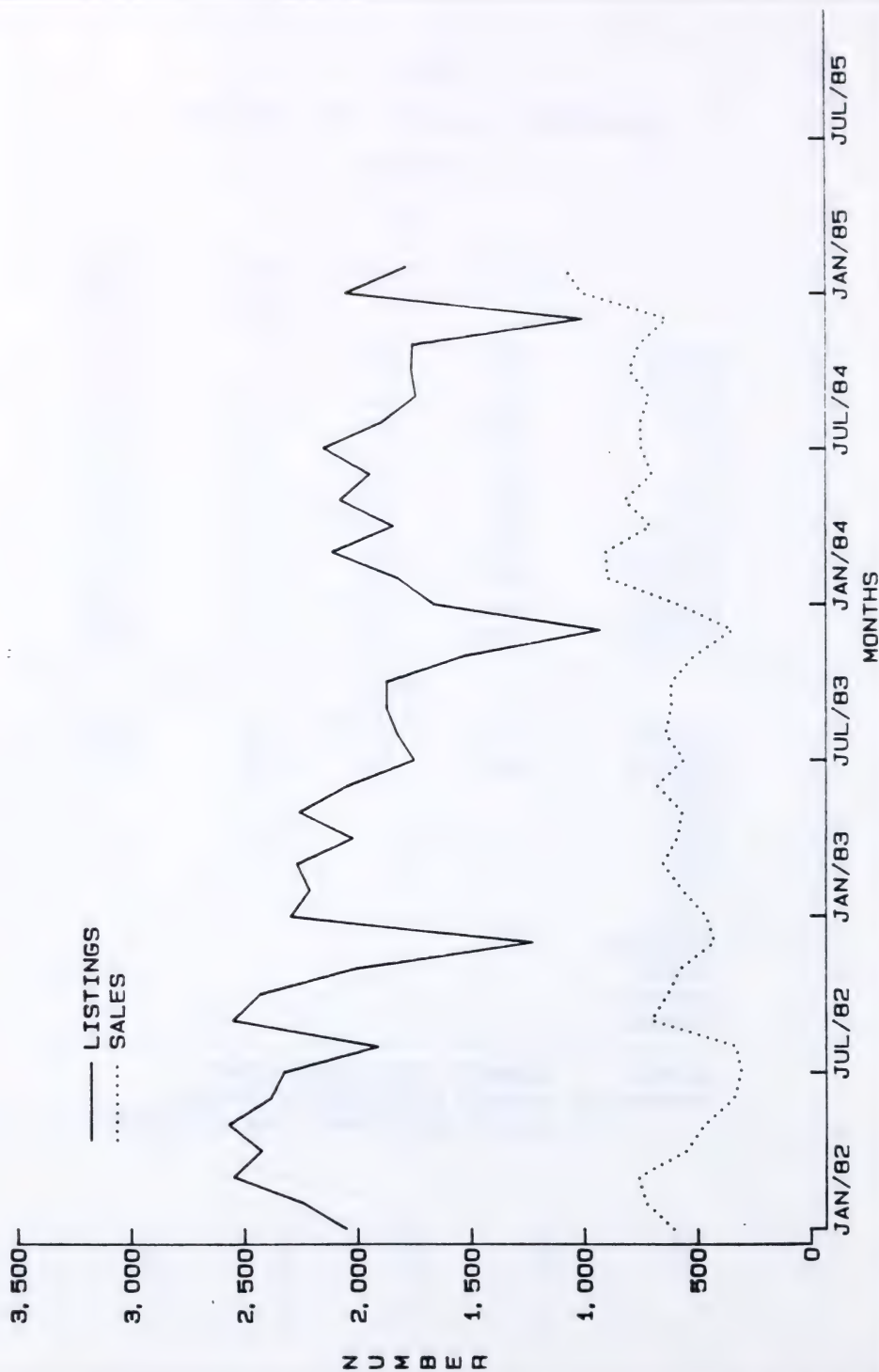




TABLE 17

## RESIDENTIAL LISTINGS, SALES AND PRICE

## CALGARY

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
1985				
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

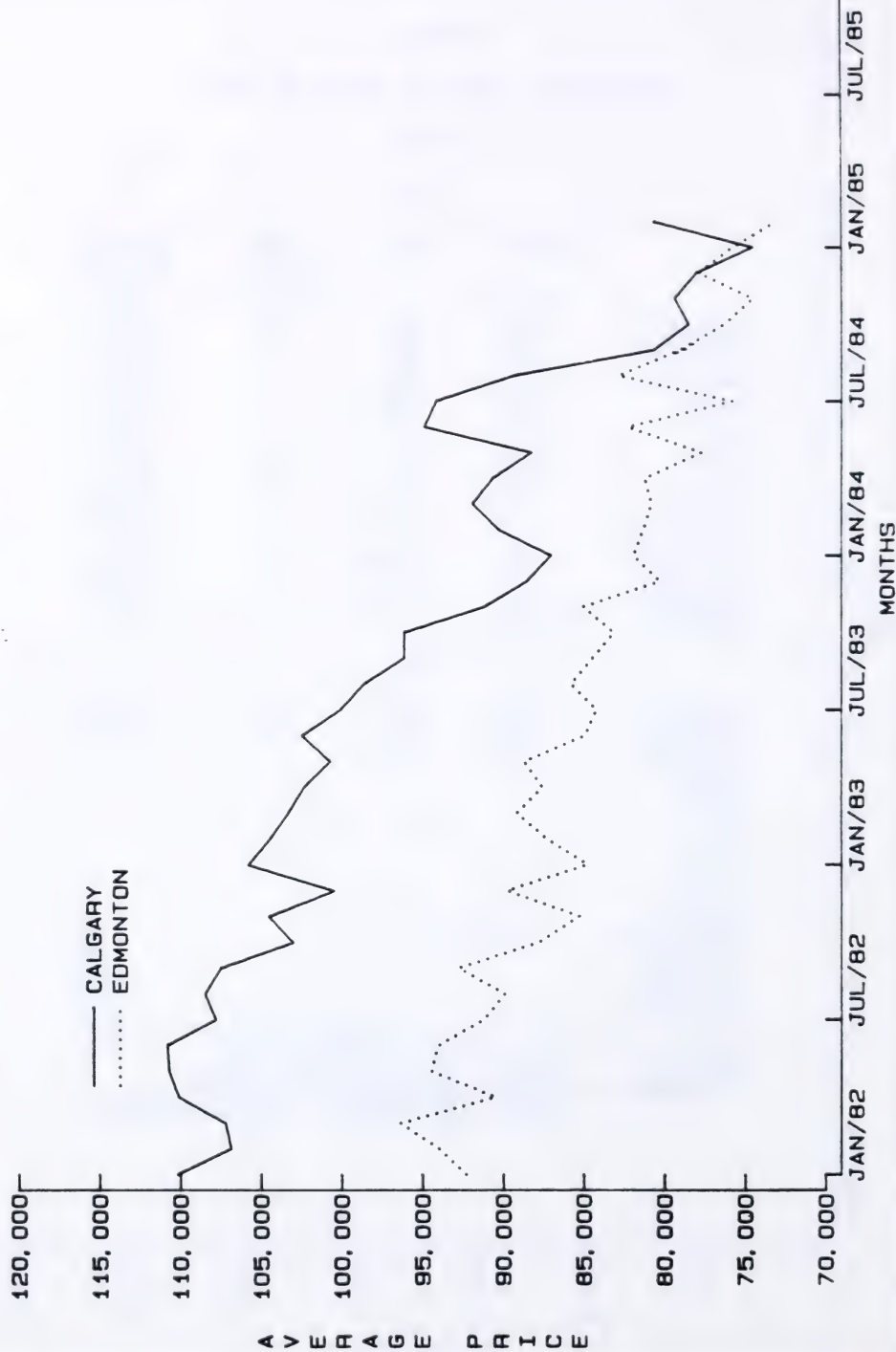


FIGURE 16  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)

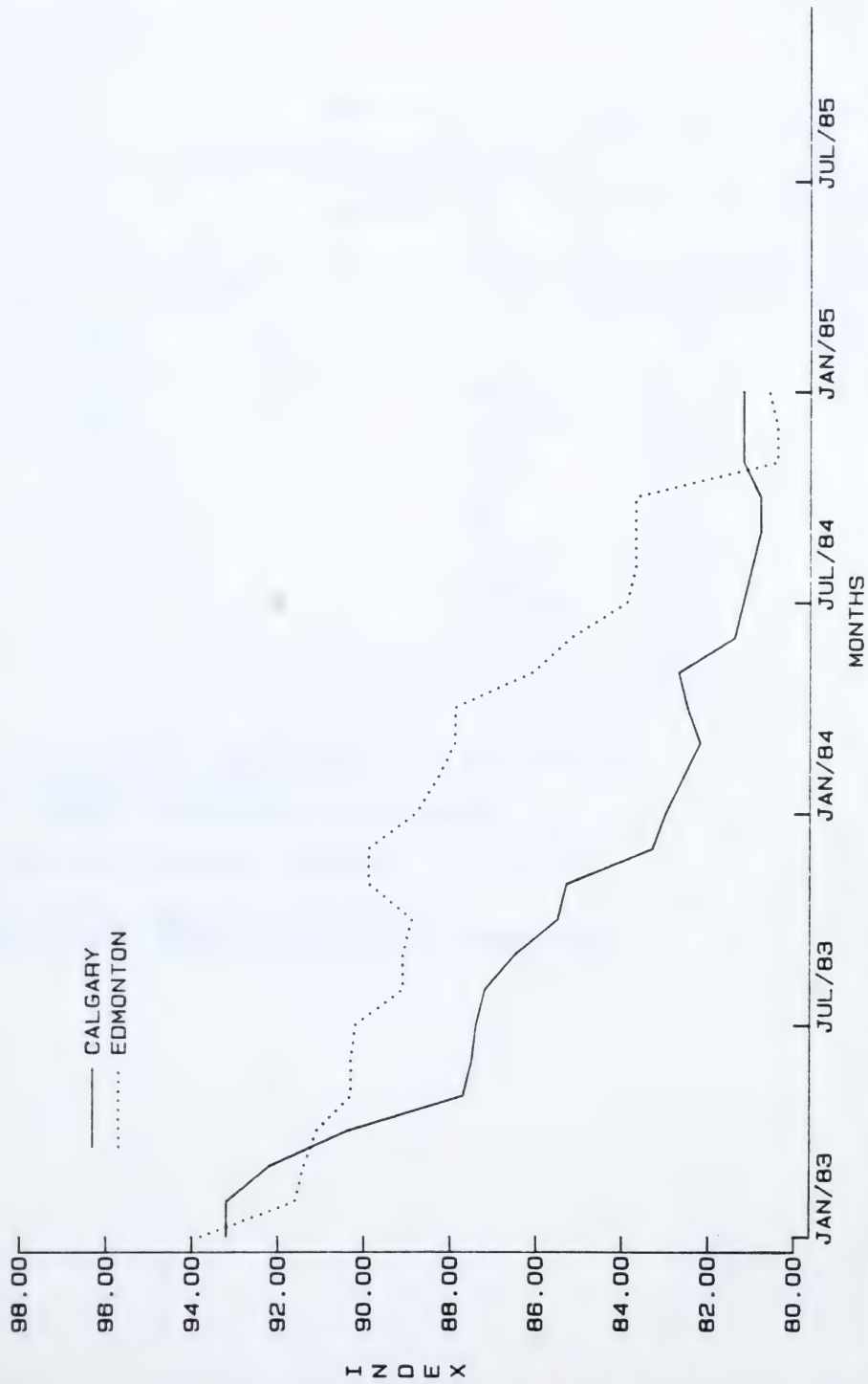




TABLE 18  
NEW HOUSING PRICE INDICES\*  
1981=100

CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6		FEBRUARY	88.3	
MARCH	82.2		MARCH	87.9	
APRIL	82.5		APRIL	87.9	
MAY	82.7		MAY	86.1	
JUNE	81.4		JUNE	85.2	
JULY	81.2		JULY	83.9	
AUGUST	81.0		AUGUST	83.7	
SEPTEMBER	80.8		SEPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS





CANADIAN  
22  
MAY 11 1985

# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

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MARCH 1985

**Alberta**  
DEPARTMENT OF HOUSING



RESIDENTIAL CONSTRUCTION  
IN ALBERTA

MARCH 1985

ALBERTA  
DEPARTMENT OF HOUSING

ISSN 0823-3047  
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2  
2



## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	<b>1</b>
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24





**D. Newly Completed and Unoccupied Dwellings**

Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	27
Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	29

\* \* \* \*

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	26
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	28

**E. Multiple Listings Service (M.L.S.)**

Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
Table 17:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33

\* \* \* \*

Figure 13:	Listings and Sales - Edmonton	30
Figure 14:	Listings and Sales - Calgary	32
Figure 15:	Average Sales Prices - Calgary and Edmonton	34

**F. New Housing Price Indexes**

Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	36
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\* \* \* \*

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	35
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## Highlights

### Urban Alberta

- Housing starts in March declined again to only 187 units, down 46% from 349 in March of 1984.
- Total starts for the first quarter decreased 36% to 691 units from 1,085 for 1984. Multiples declined 56% while singles dropped 33%.
- Only Camrose, Fort McMurray and Lloydminster recorded increases in housing starts.
- Units under construction in March decreased to 1,591 of which 35% or 561 were apartment units.
- The number of building permits issued in Urban Alberta increased to 477 units in March, but still 8% lower than the same period 1984.

### Calgary

- Calgary's starts amounted to 66 units (all single family) last month, a 48% decline from February 1984.
- Total starts for the year decreased 21% to 257 units from 326 for 1983. Only 5 multiples were started for the first quarter of this year. Single family starts decreased 42% over last year.
- Housing under construction fell to 462 units (40 apartments, 422 singles) from 497 the month before. Inventory of newly completed and unoccupied housing continued to trend downwards to 383 units from 439 in February.
- Building permits however increased to 215 units (all single family housing) in March, up 109% from 103 the month before.



- The resale housing market continued to be very active last month as indicated by the ratio of sales to listings which reached .53 and the 23% increase in sales over March 1984.
- The average resale house price in March was \$80,658, little change from the preceeding month. The new house price index however increased to 82.0 in February.

#### Edmonton

- Edmonton's housing starts also fell 48% from the same month 1984 to just 90 units, all of which were single family homes.
- Total starts for the year declined 50% compared to the same period 1984 due entirely to decreases in single family starts.
- Housing under construction increased slightly from the month before to 790 units. Inventory of newly completed units dwindled to 216 with a continuing high rate of absorption.
- In the resale market, the number of houses sold rose 26% to 737 units over the same month last year.
- The average selling price increased to \$74,881 last month, but still 7% below the last year's level. But the new house price index continued to drop to 78.8 in February.





TABLE 1

MAR-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	66	0	0	0	66	-48
CAMROSE	0	0	0	0	0	*
EDMONTON M.A.	90	0	0	0	90	-48
FORT MCMURRAY	12	0	0	0	12	500
GRANDE PRAIRIE	0	0	0	0	0	-100
LEDUC	1	0	0	0	1	0
LETHBRIDGE	3	0	0	0	3	-82
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	100
MEDICINE HAT	2	0	0	0	2	-71
RED DEER	10	0	0	0	10	-29
SPRUCE GROVE	1	0	0	0	1	-80
TOTAL	187	0	0	0	187	-46

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1  
CUMULATIVE HOUSING STARTS  
CALGARY AND EDMONTON

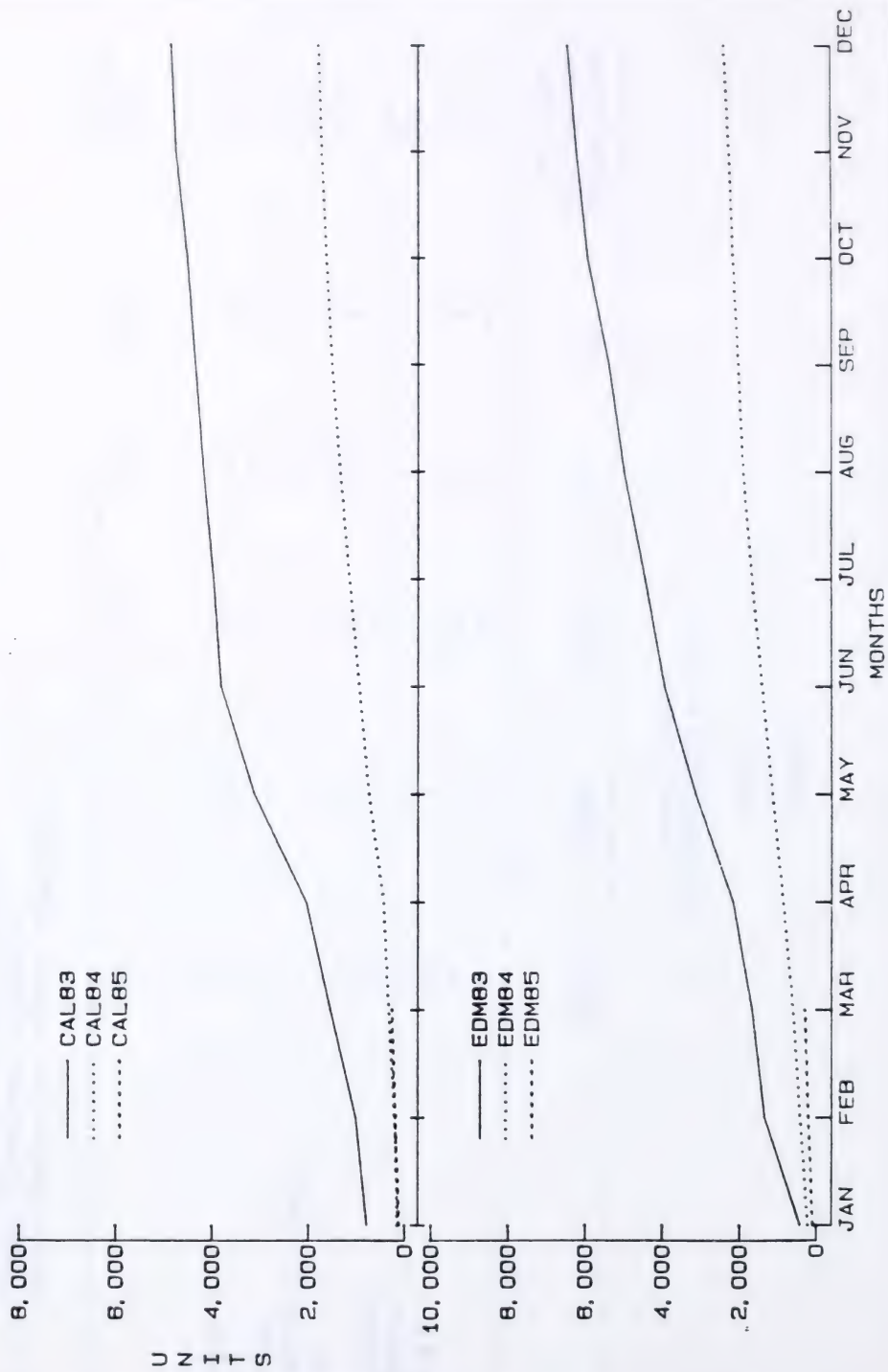


TABLE 2

MAR-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
CALGARY	289	252	2	0	35	5	0	0	326	257	-21	
CAMROSE	2	4	0	0	0	0	0	0	2	4	100	
EDMONTON M.A.	512	268	6	0	79	0	0	28	597	296	-50	
FORT MCMURRAY	14	25	0	0	0	0	0	0	14	25	79	
GRANDE PRAIRIE	18	9	4	0	0	0	0	0	22	9	-59	
LEDUC	7	3	0	0	0	0	0	0	7	3	-57	
LETHBRIDGE	33	9	6	2	0	0	0	4	39	15	-62	
LLOYDMINSTER(ALTA. PART)	11	26	0	0	0	0	0	25	11	51	364	
MEDICINE HAT	15	5	2	0	0	0	0	0	17	5	-71	
RED DEER	24	20	0	0	6	0	4	0	34	20	-41	
SPRUCE GROVE	16	6	0	0	0	0	0	0	16	6	-63	
TOTAL	941	627	20	2	120	5	4	57	1085	691	-36	
PERCENT CHANGE BY TYPE		-33		-90		-96		1325		-36		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2  
TOTAL NUMBER OF STARTS EACH MONTH  
URBAN ALBERTA

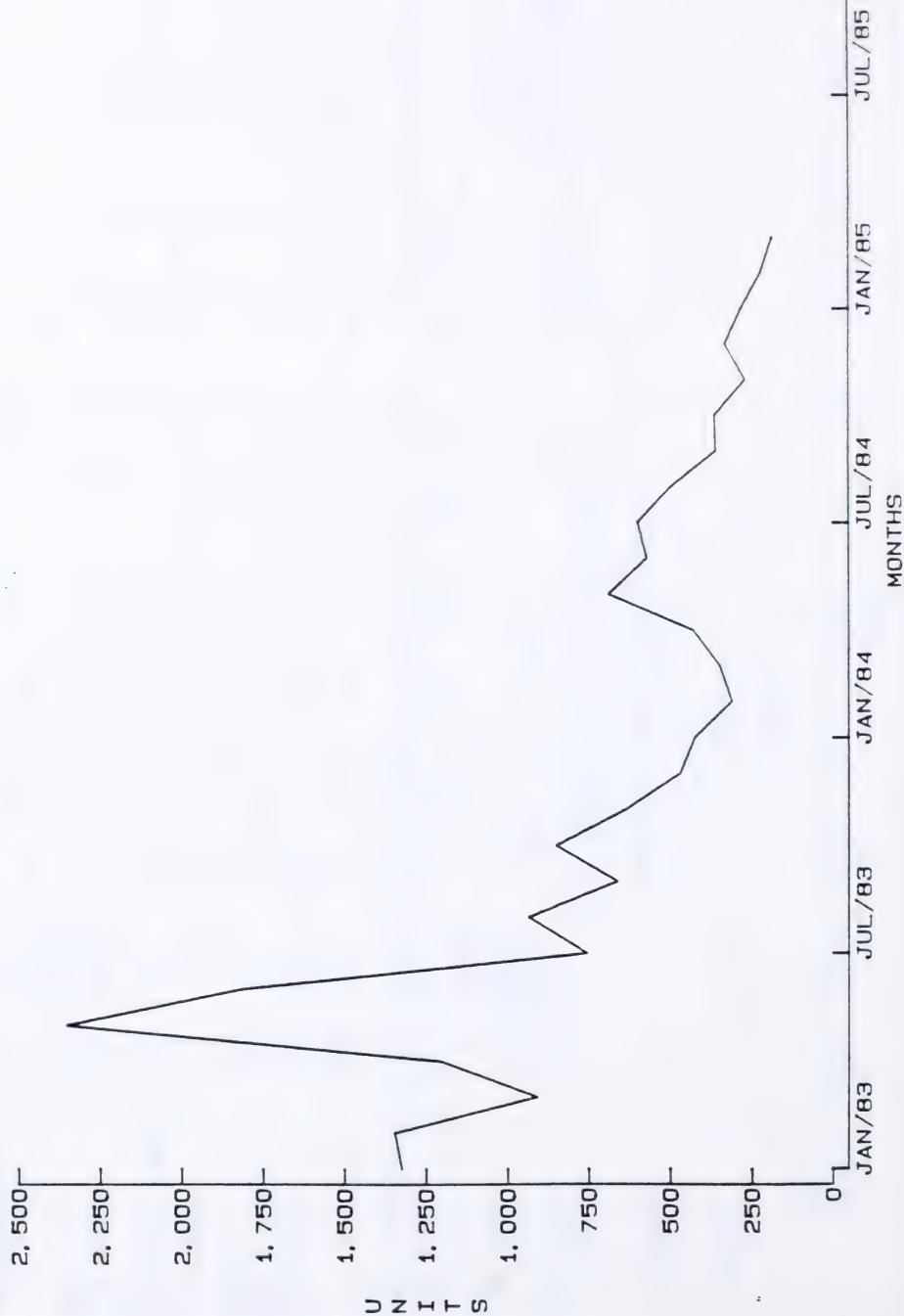


TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432		
MAY	691		
JUNE	574		
JULY	602		
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	691	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

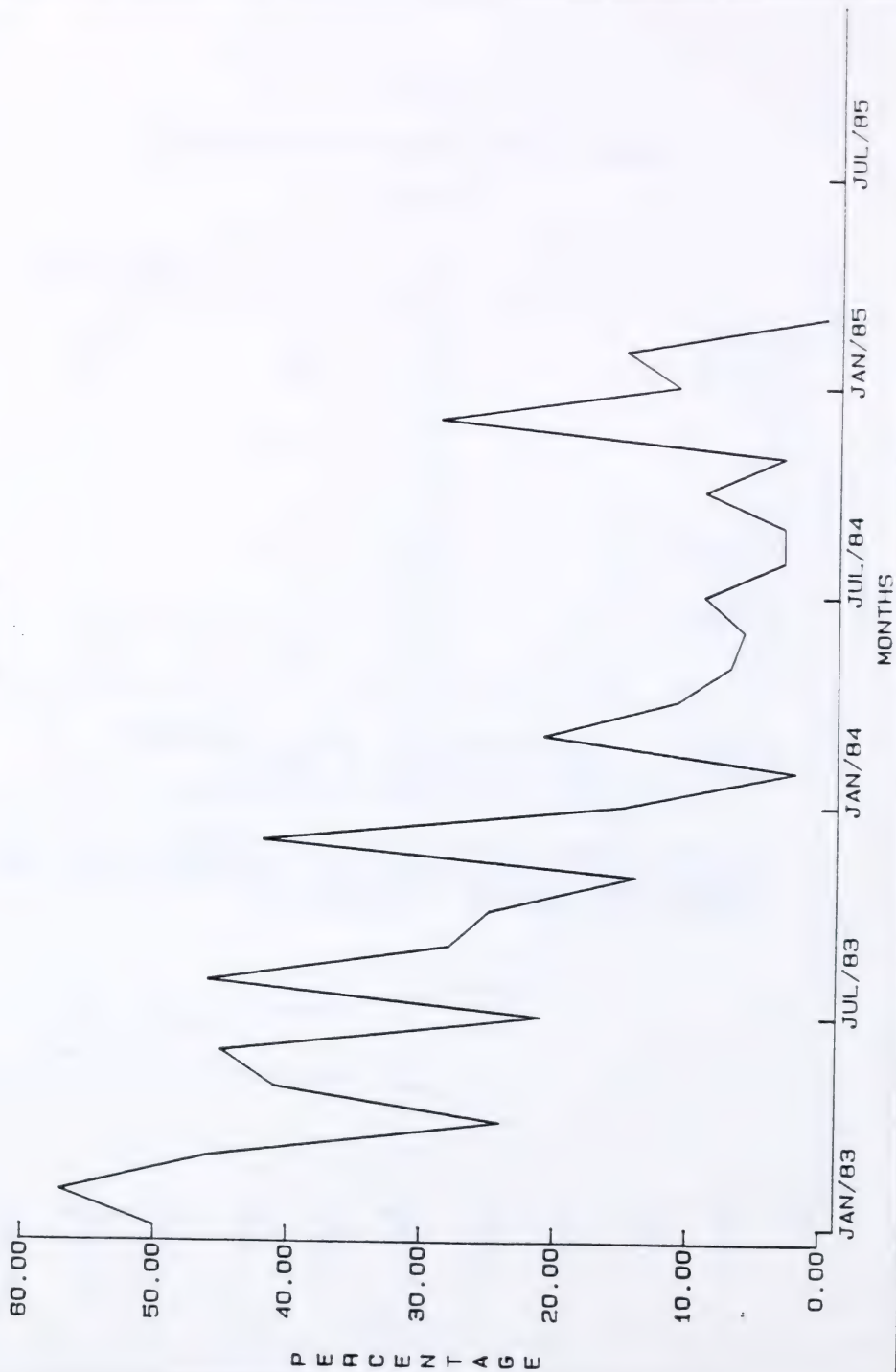




TABLE 4  
SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

1984-1985				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
1985				
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	691	627	64	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., PORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4  
 MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
 EDMONTON AND CALGARY

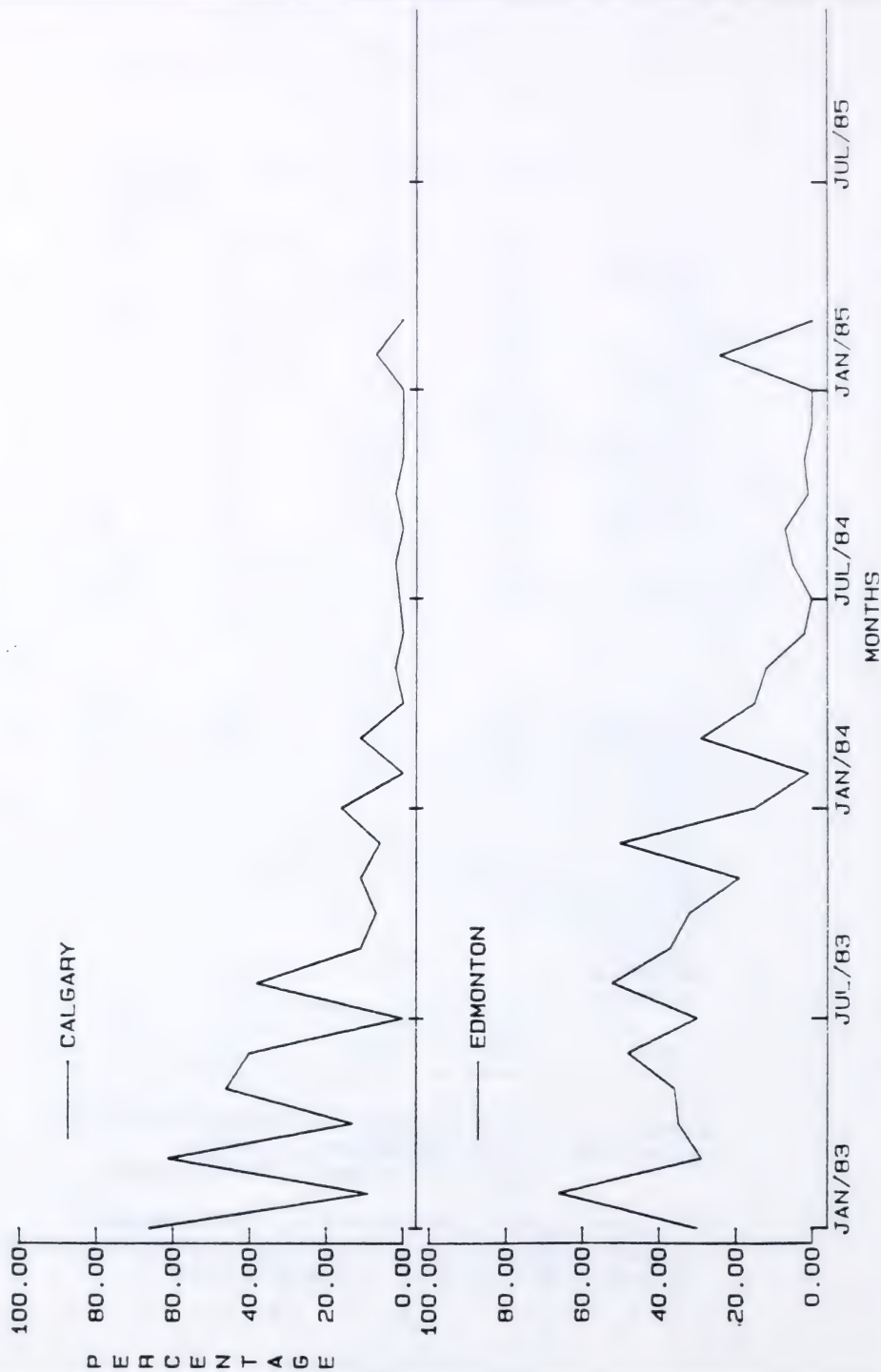


TABLE 5

## SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1984					EDMONTON(METRO)				
CALGARY		MULTI AS A PERCENT OF TOTAL			TOTAL		MULTI AS A PERCENT OF TOTAL		
TOTAL	SINGLES	MULTI	PERCENT OF TOTAL		TOTAL	SINGLES	MULTI AS A PERCENT OF TOTAL		
JANUARY	142	119	23	16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	4	1
JULY	209	207	2	1	JULY	257	257	0	0
AUGUST	192	188	4	2	AUGUST	221	209	12	5
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	9	7
OCTOBER	119	115	4	3	OCTOBER	146	144	2	1
NOVEMBER	102	102	0	0	NOVEMBER	101	99	2	2
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0
TOTAL	1803	1751	52	3	TOTAL	2384	2197	187	8
1985					EDMONTON(METRO)				
CALGARY		MULTI AS A PERCENT OF TOTAL			TOTAL		MULTI AS A PERCENT OF TOTAL		
JANUARY	118	118	0	0	JANUARY	90	90	0	0
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24
MARCH	66	66	0	0	MARCH	90	90	0	0
APRIL					APRIL				
MAY					MAY				
JUNE					JUNE				
JULY					JULY				
AUGUST					AUGUST				
SEPTEMBER					SEPTEMBER				
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
TOTAL	257	252	5		TOTAL	296	268	28	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

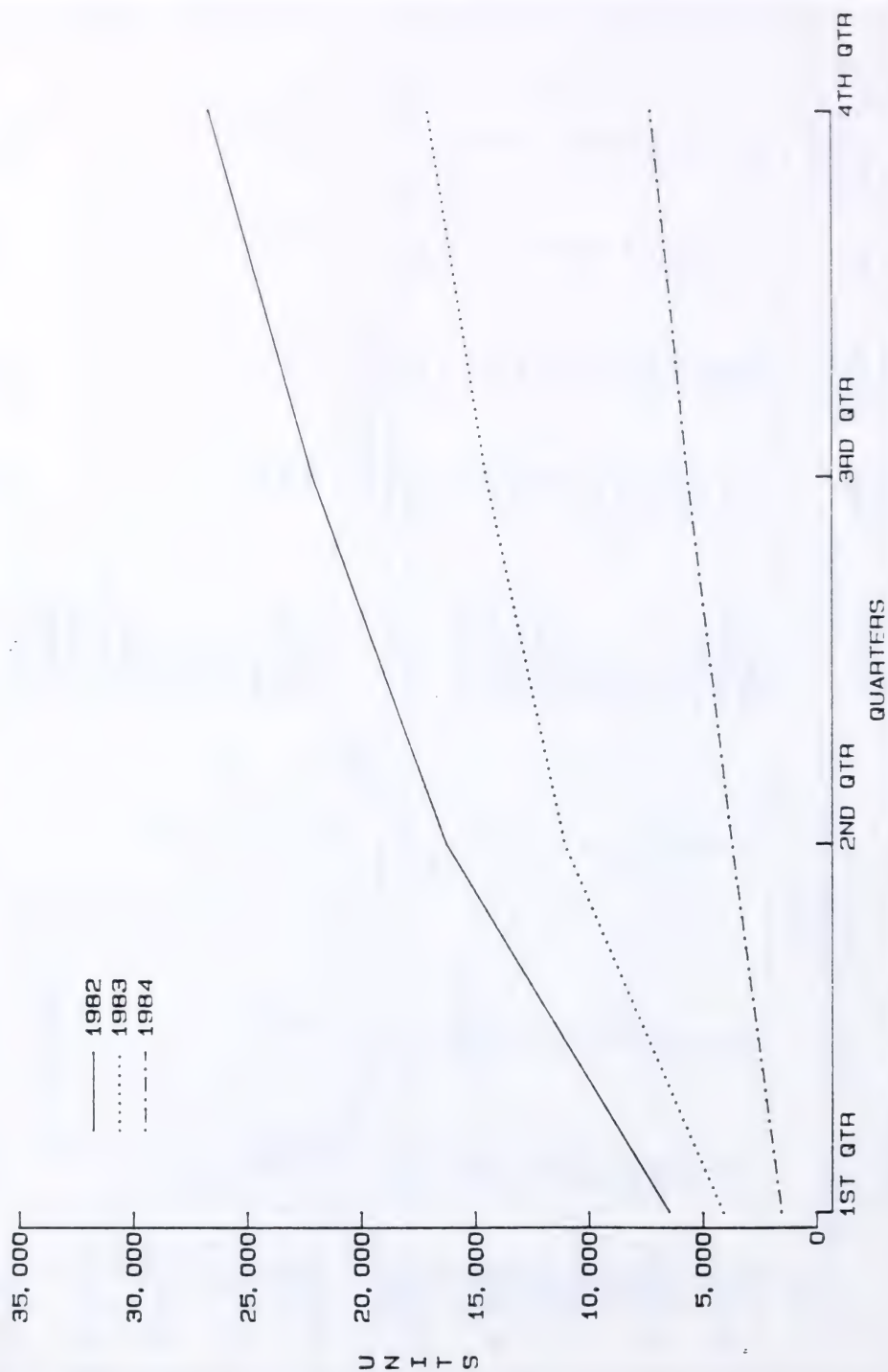


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

	1983 - 1984		
	1983	1984	PERCENT CHANGE
FIRST QUARTER	4101	1548	-62
SECOND QUARTER	6987	2186	-69
THIRD QUARTER	3478	1947	-44
FOURTH QUARTER	2568	1614	-37
	----	----	----
TOTAL	17134	7295	-57

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH



TABLE 7

MAR-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	101	0	0	0	101	-77
CANROSE	3	0	0	0	3	200
EDMONTON M.A.	75	12	0	0	87	-60
FORT MCMURRAY	3	0	0	0	3	*
GRANDE PRAIRIE	5	0	0	0	5	-17
LEDUC	1	0	0	0	1	-80
LETHBRIDGE	2	0	0	0	2	-96
LLOYDMINSTER(ALTA. PART)	8	0	0	0	8	700
MEDICINE HAT	3	0	0	0	3	200
RED DEER	5	0	0	0	5	-29
SPRUCE GROVE	1	0	0	0	1	-75
TOTAL	207	12	0	0	219	-70

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



TABLE 8

MAR-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	422	0	5	35	462	-76
CAMROSE	7	0	0	65	72	2300
EDMONTON M.A.	357	2	64	367	790	-69
FORT MCMURRAY	35	0	0	0	35	-58
GRANDE PRAIRIE	15	0	0	0	15	25
LEDUC	3	0	0	0	3	-96
LETHBRIDGE	40	6	0	9	55	-61
LLOYDMINSTER(ALTA. PART)	36	0	0	55	91	469
MEDICINE HAT	18	0	0	30	48	-54
RED DEER	15	0	0	0	15	-96
SPRUCE GROVE	5	0	0	0	5	-55
TOTAL	953	8	69	561	1591	-70

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 6  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

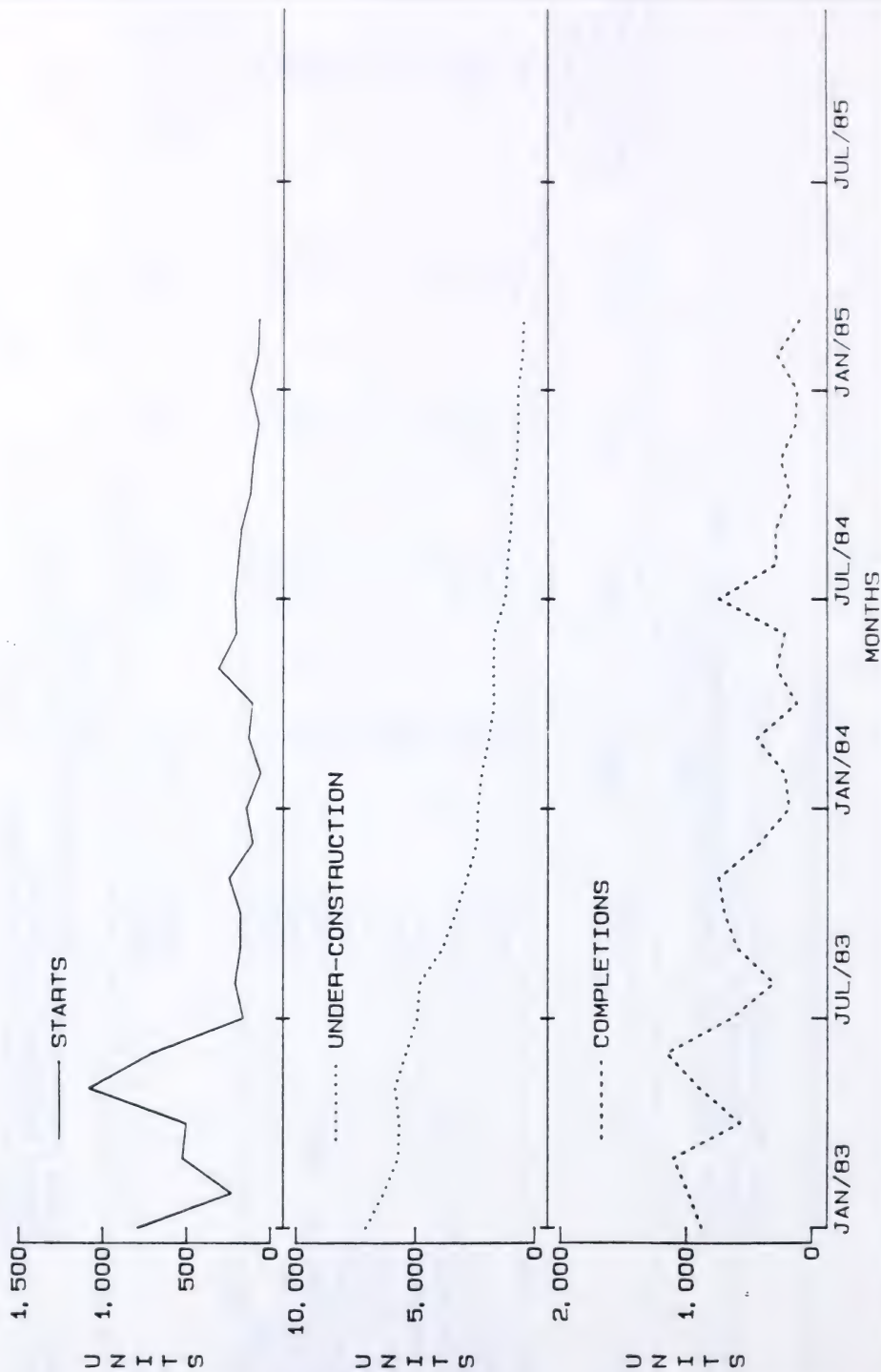


TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

-----			
1984			
-----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
-----			
1985			
-----			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

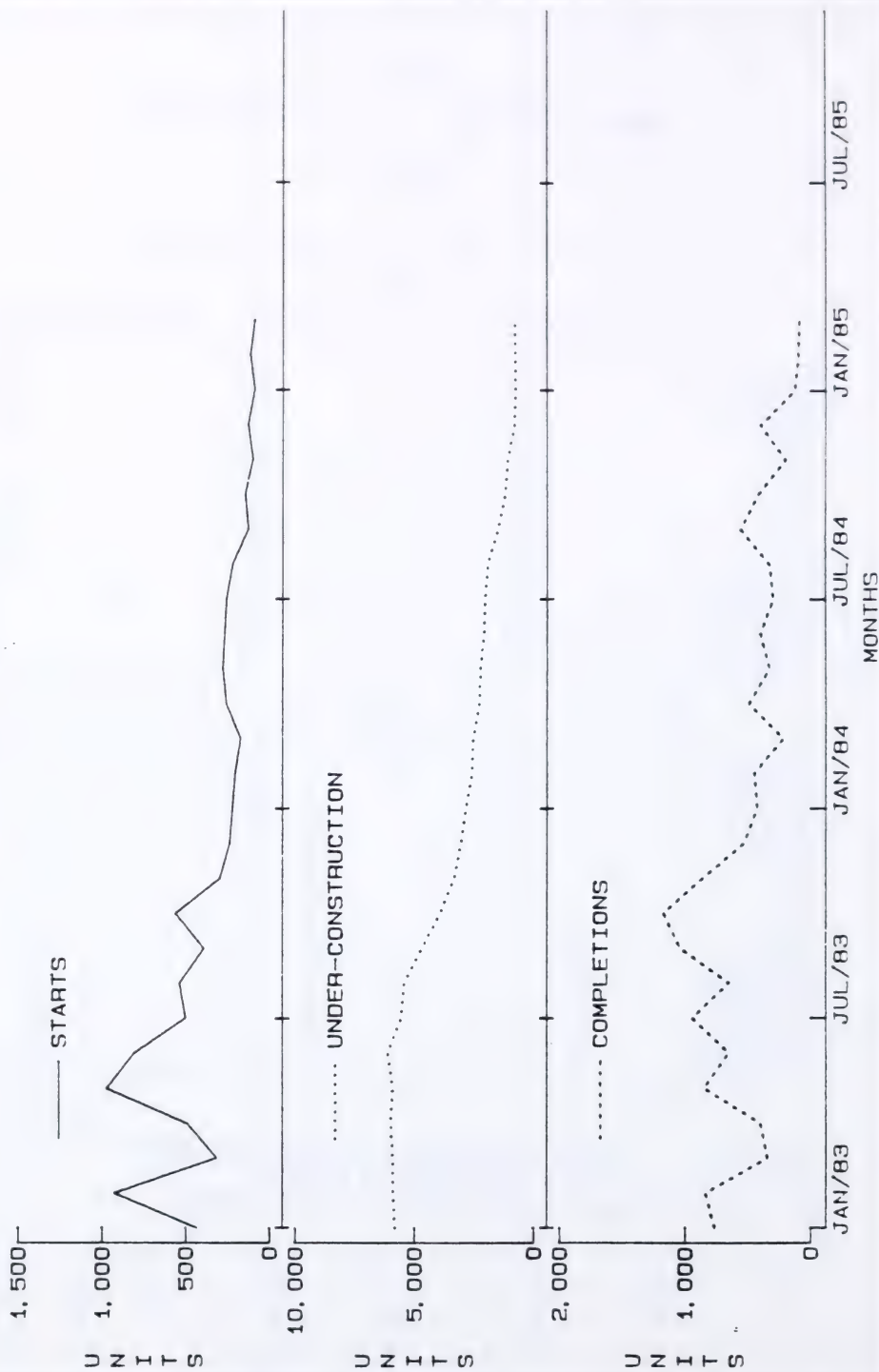


TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
1985			
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

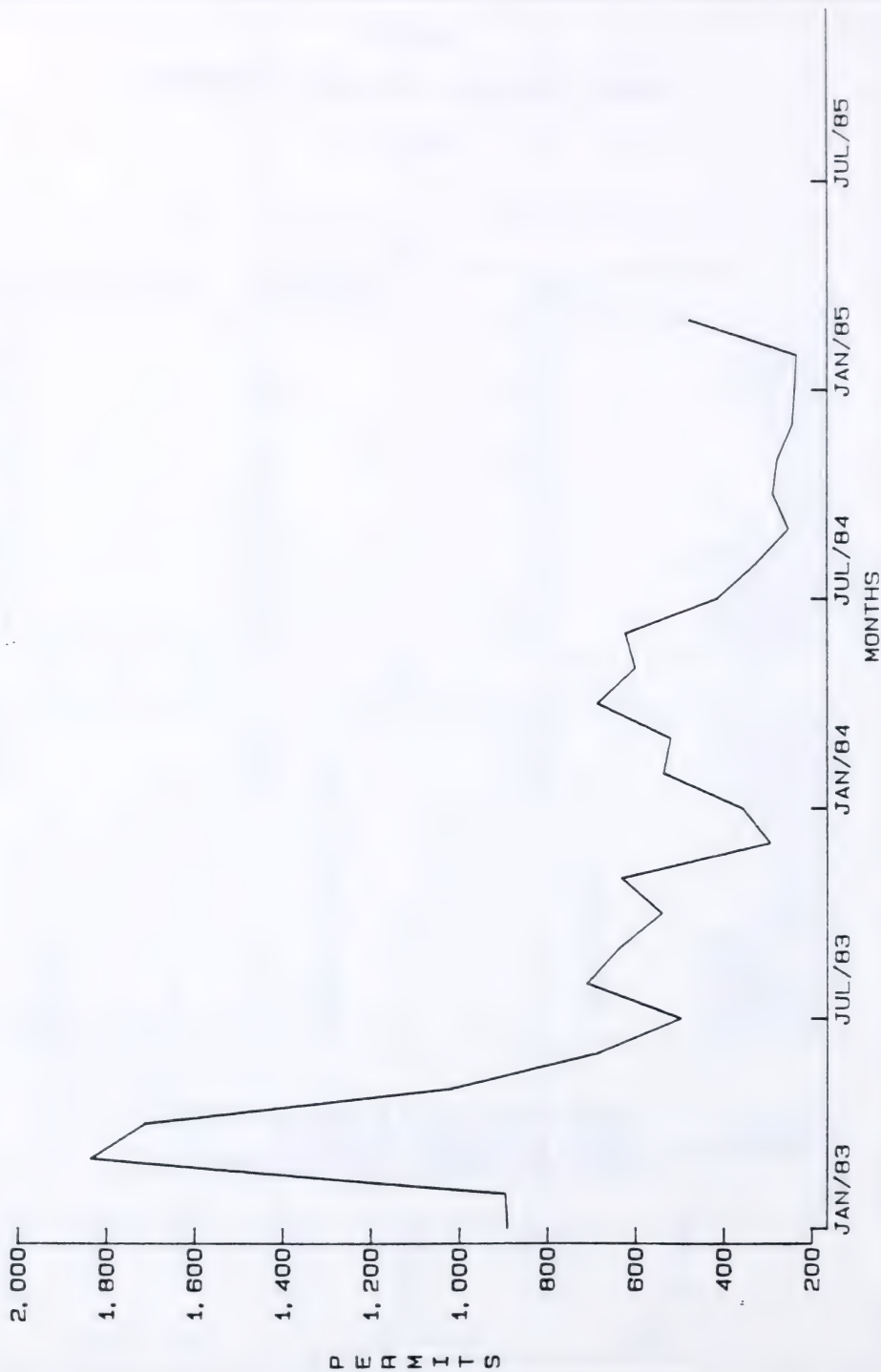




TABLE 11

MAR-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	215	0	0	0	215	4
CAMROSE	2	0	0	0	2	0
EDMONTON M.A.	191	0	0	0	191	-18
FORT MCMURRAY	16	0	0	0	16	167
GRANDE PRAIRIE	8	0	0	0	8	60
LEDUC	4	0	0	0	4	*
LETHBRIDGE	6	2	0	0	8	-68
LLOYDMINSTER(ALTA. PART)	7	0	0	0	7	-42
MEDICINE HAT	3	0	0	0	3	-77
RED DEER	14	0	6	0	20	33
SPRUCE GROVE	3	0	0	0	3	-25
TOTAL	469	2	6	0	477	-8

SOURCE: ALBERTA BUREAU OF STATISTICS

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

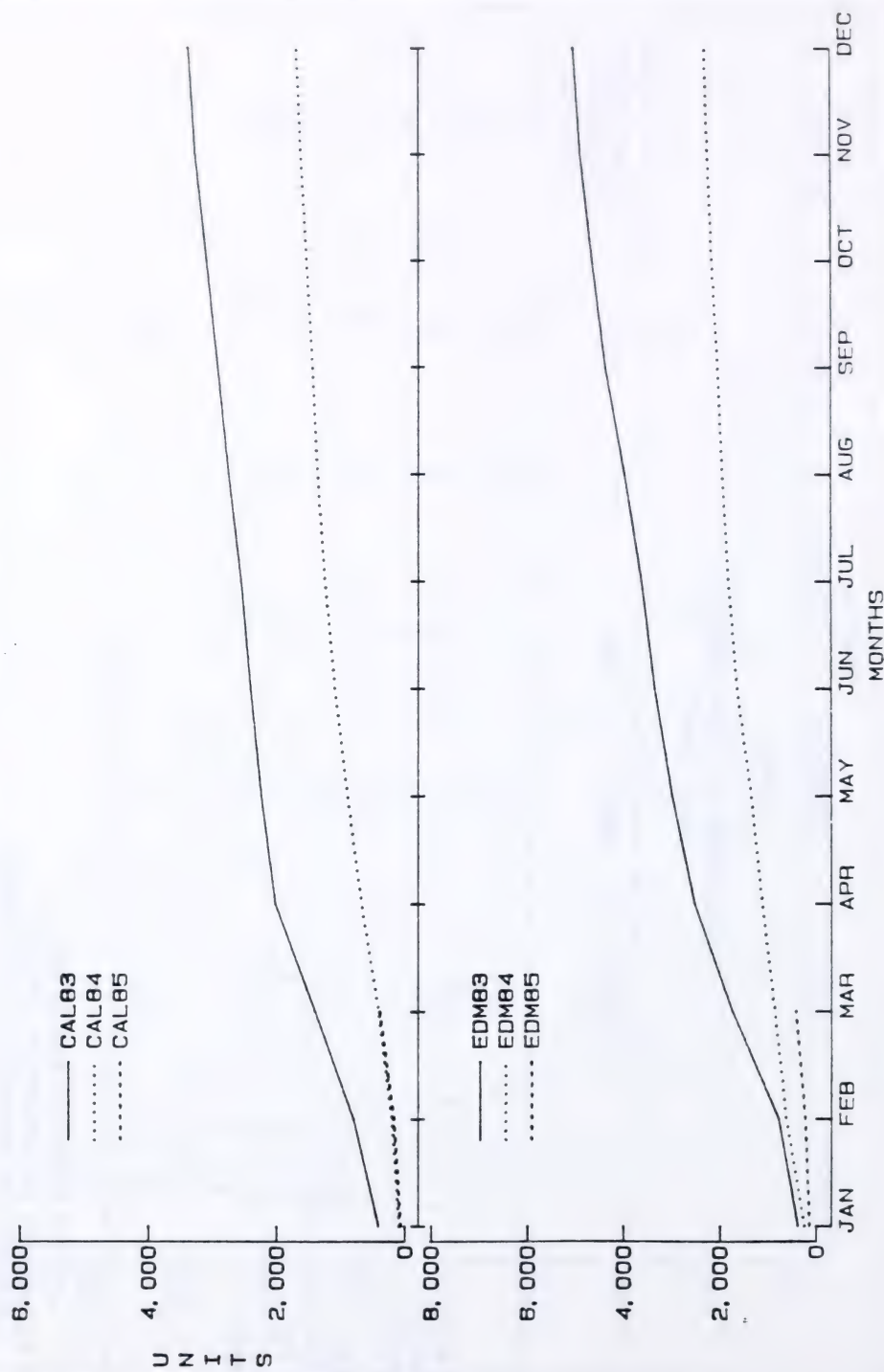


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE	LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA.PART)	MEDICINE HAT	RED DEER	SPRUCE GROVE										
1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985										
JANUARY	85	65	0	2	239	139	1	3	1	5	2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196	168	0	2	622	228	4	17	3	8	2	3	25	7	8	26	10	2	20	11	5
MARCH	402	383	2	4	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31	9
APRIL	670		17		1118		15		17		3		112	32	32	33	33		62		24
MAY	888		21		1350		75		27		7		133	43	43	35	35		96		30
JUNE	1087		23		1642		92		43		7		161	92	92	42	42		106		34
JULY	1245		26		1815		111		50		8		175	115	115	43	43		114		42
AUGUST	1360		30		1934		129		56		11		186	145	145	50	50		123		47
SEPTEMBER	1442		31		2034		137		62		11		194	147	147	84	84		132		50
OCTOBER	1534		35		2161		150		69		11		200	169	169	89	89		142		52
NOVEMBER	1629		39		2246		162		74		12		202	235	235	94	94		145		52
DECEMBER	1701		107		2309		163		77		13		210	250	250	96	96		152		56
PERCENT CHANGE	-5	100	-51	230	100	250	-70	65	-78	-11	-44										

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134	
1985	239	474	951										-33

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134	
1985	239	474	951										-33

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

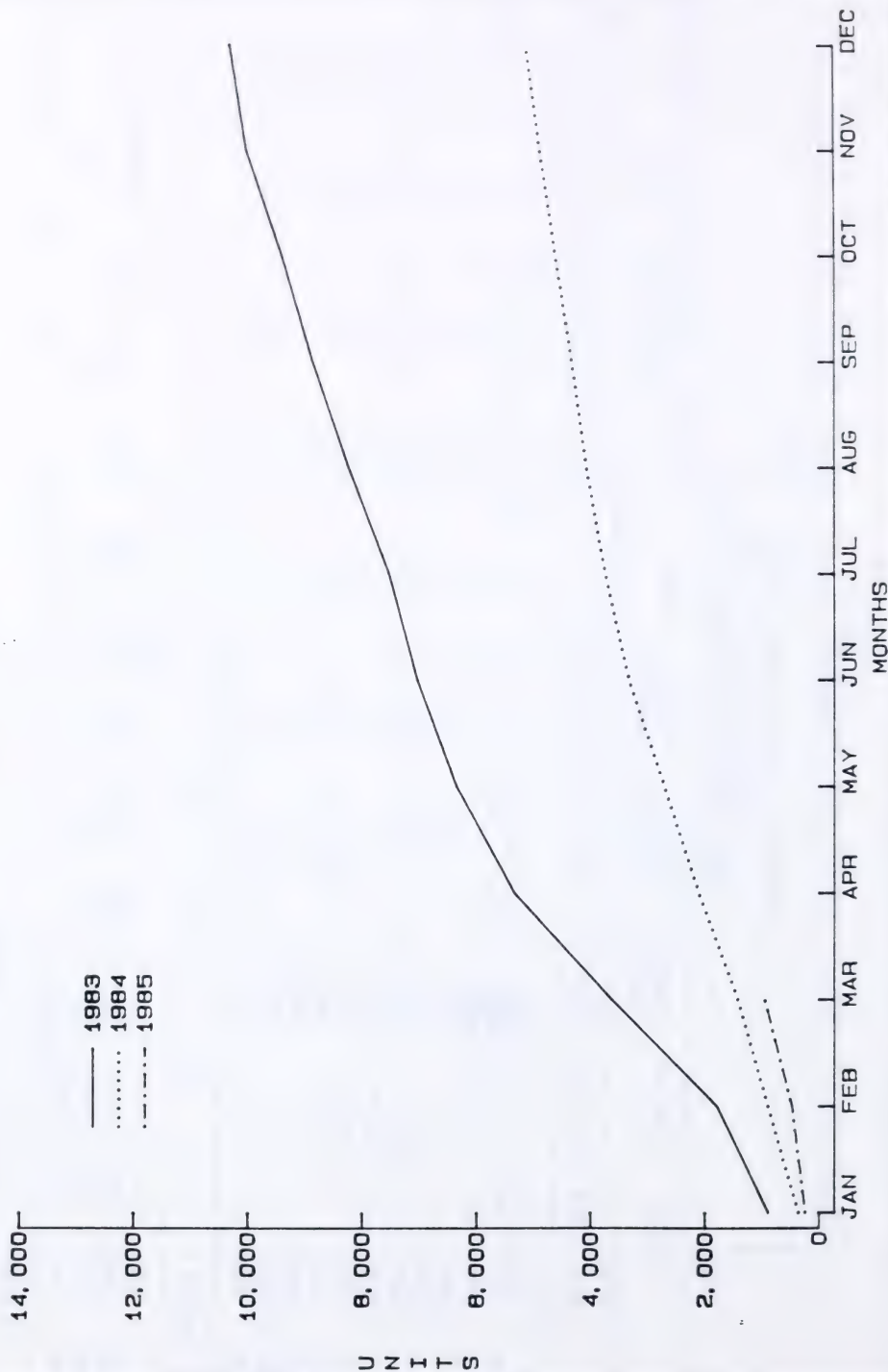


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687		
MAY	602		
JUNE	624		
JULY	415		
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	951	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., PORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE



FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

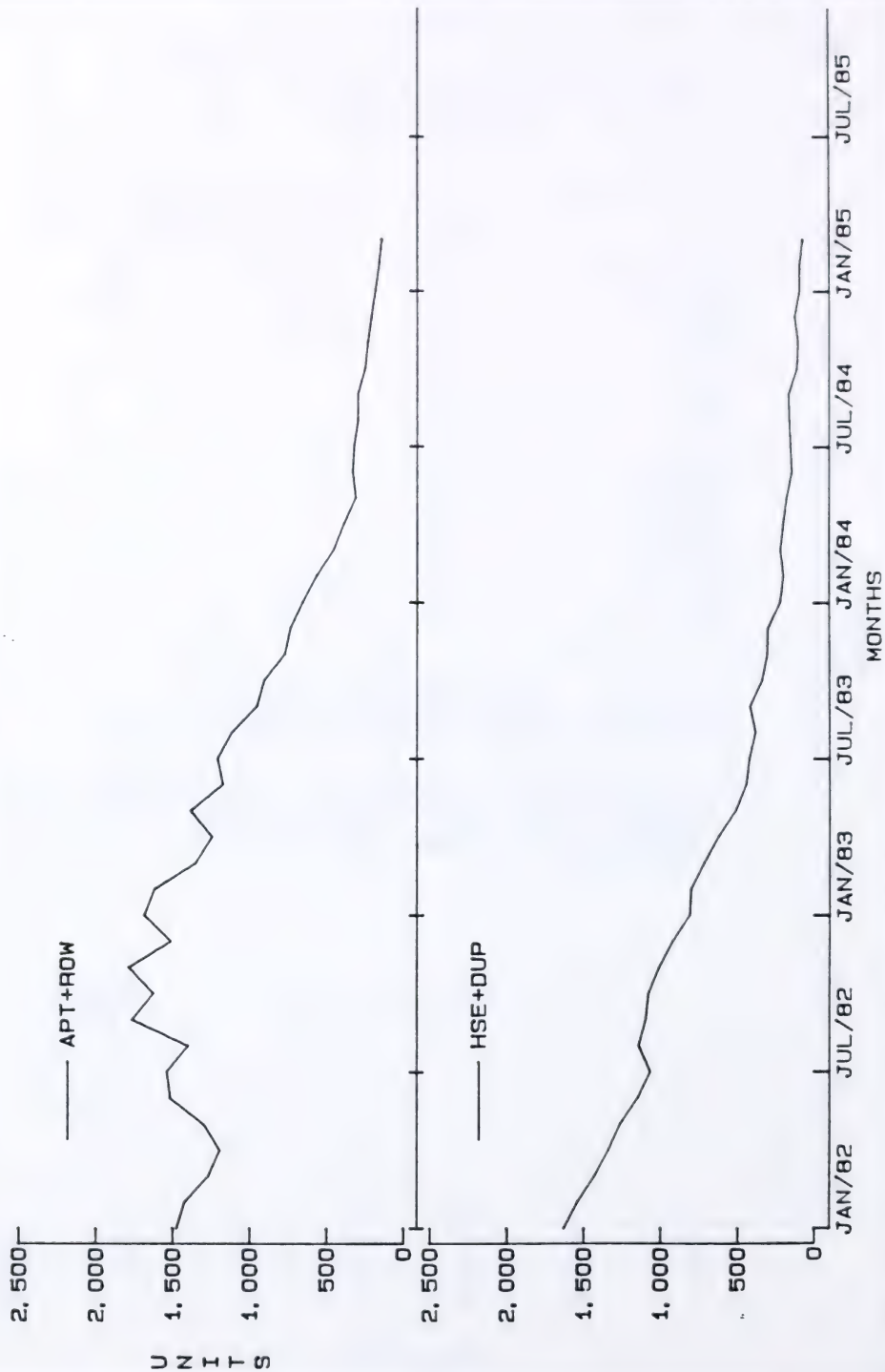




TABLE 14

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	120	209	329	395	55
-----					
1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	144	216	87	37
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

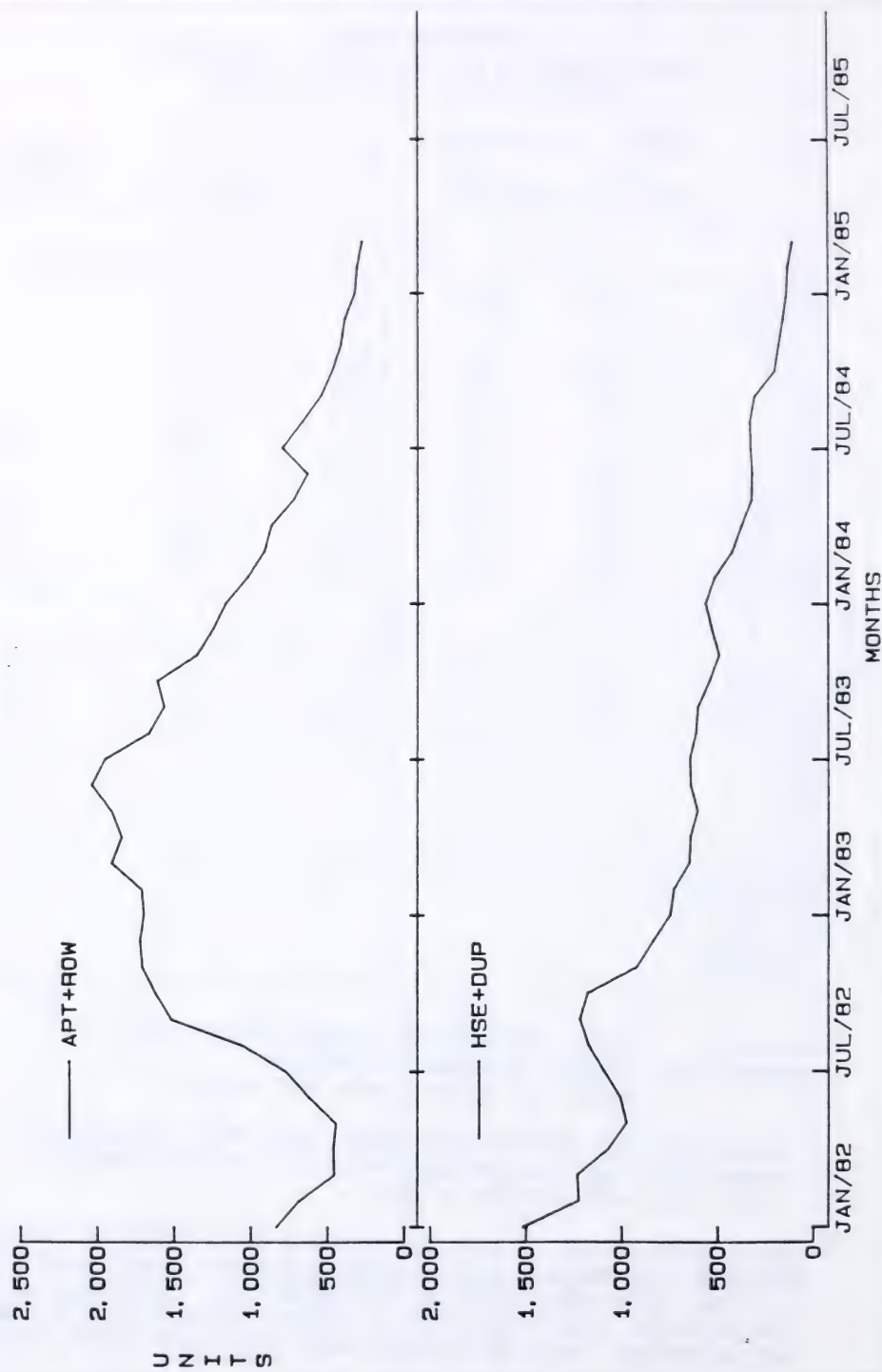


TABLE 15

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
-----					
1985					
JANUARY	137	322	459	115	30
FEBRUARY	131	308	439	277	40
MARCH	107	276	383	101	29
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

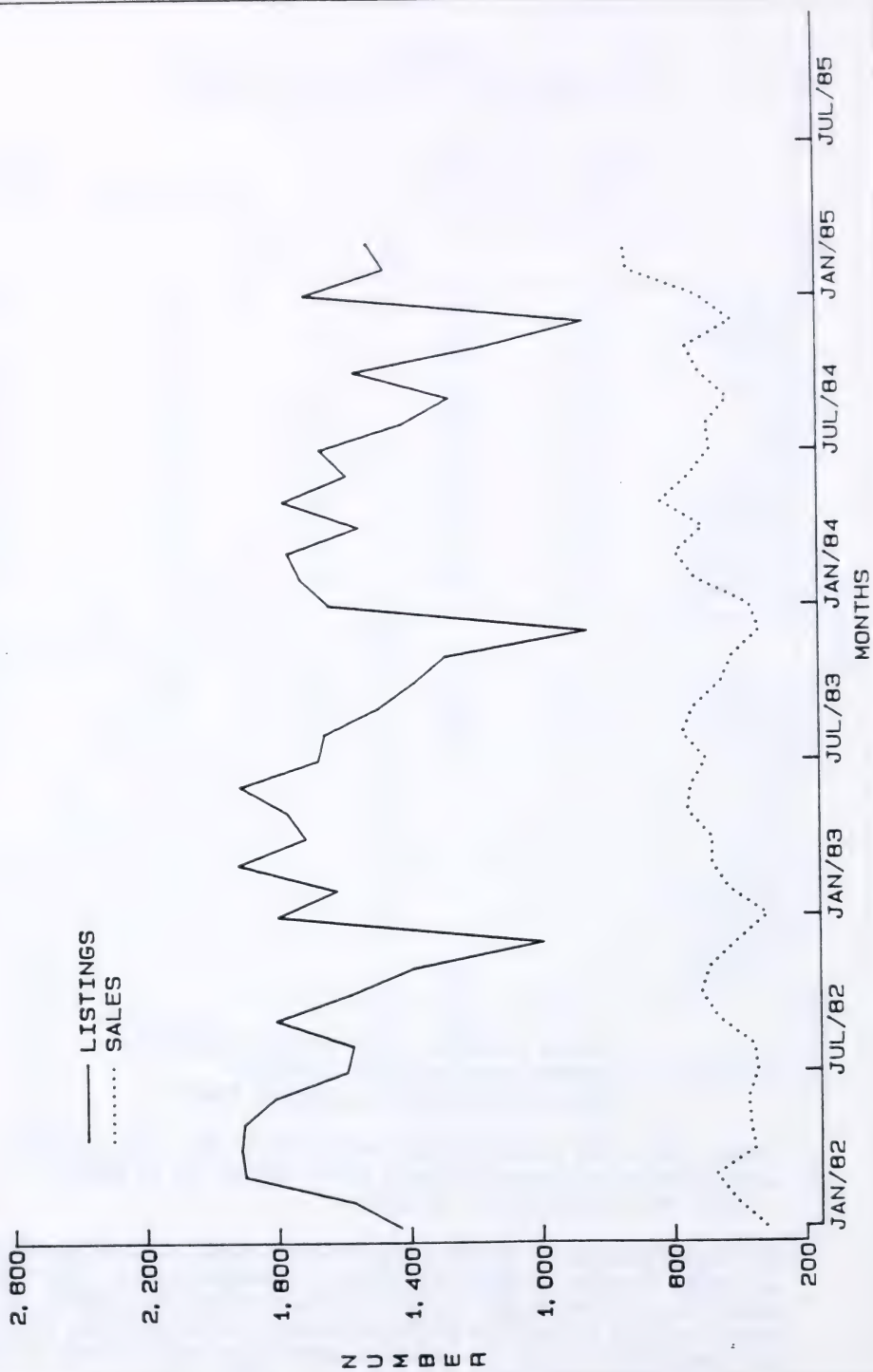


TABLE 16

## RESIDENTIAL LISTINGS, SALES AND PRICE

## EDMONTON

-----				
1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
-----				
1985				
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
-----				

SOURCE: EDMONTON REAL ESTATE BOARD  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH



FIGURE 14  
LISTINGS AND SALES  
CALGARY

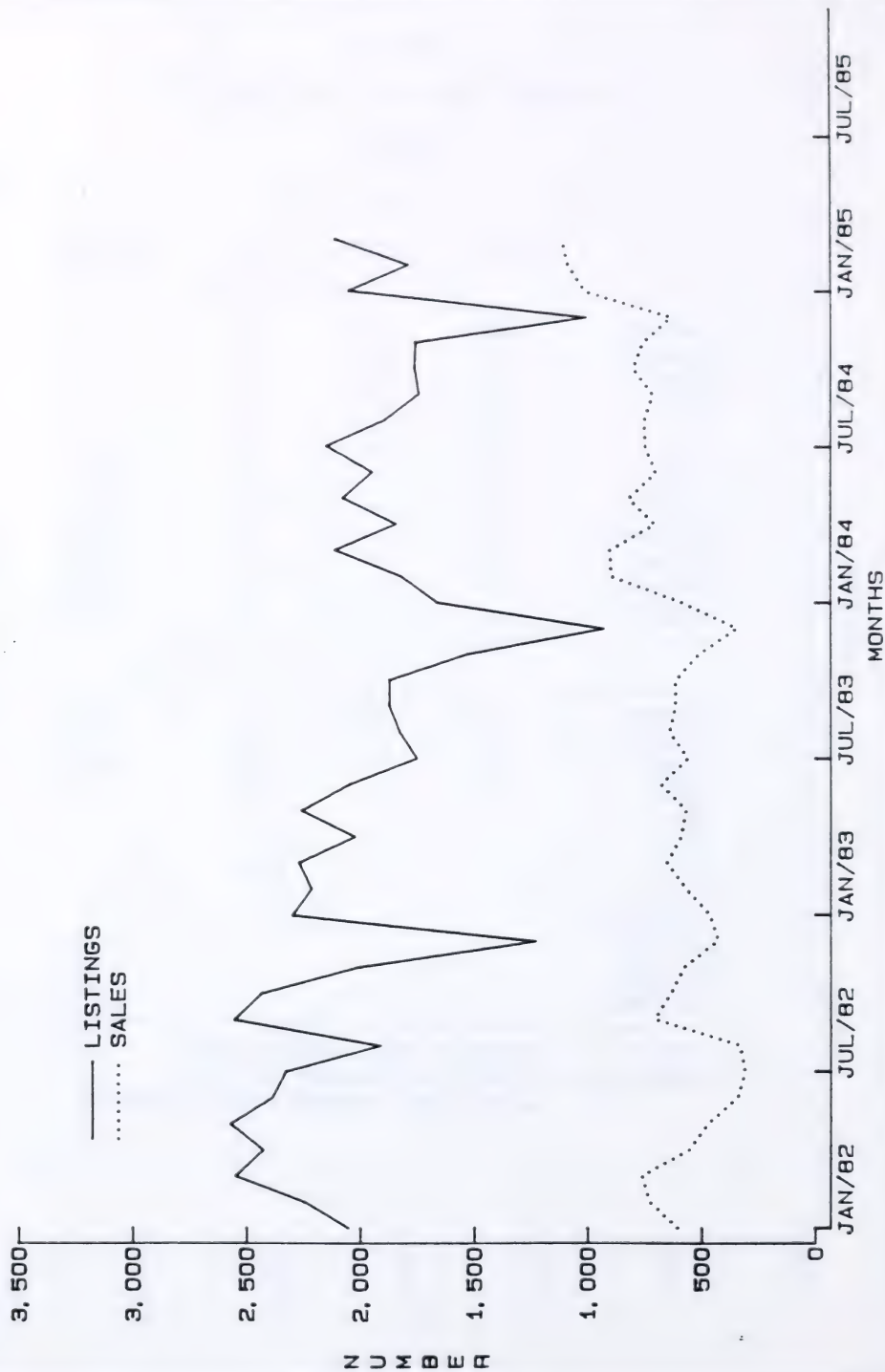




TABLE 17

## RESIDENTIAL LISTINGS, SALES AND PRICE

## CALGARY

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
1985				
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

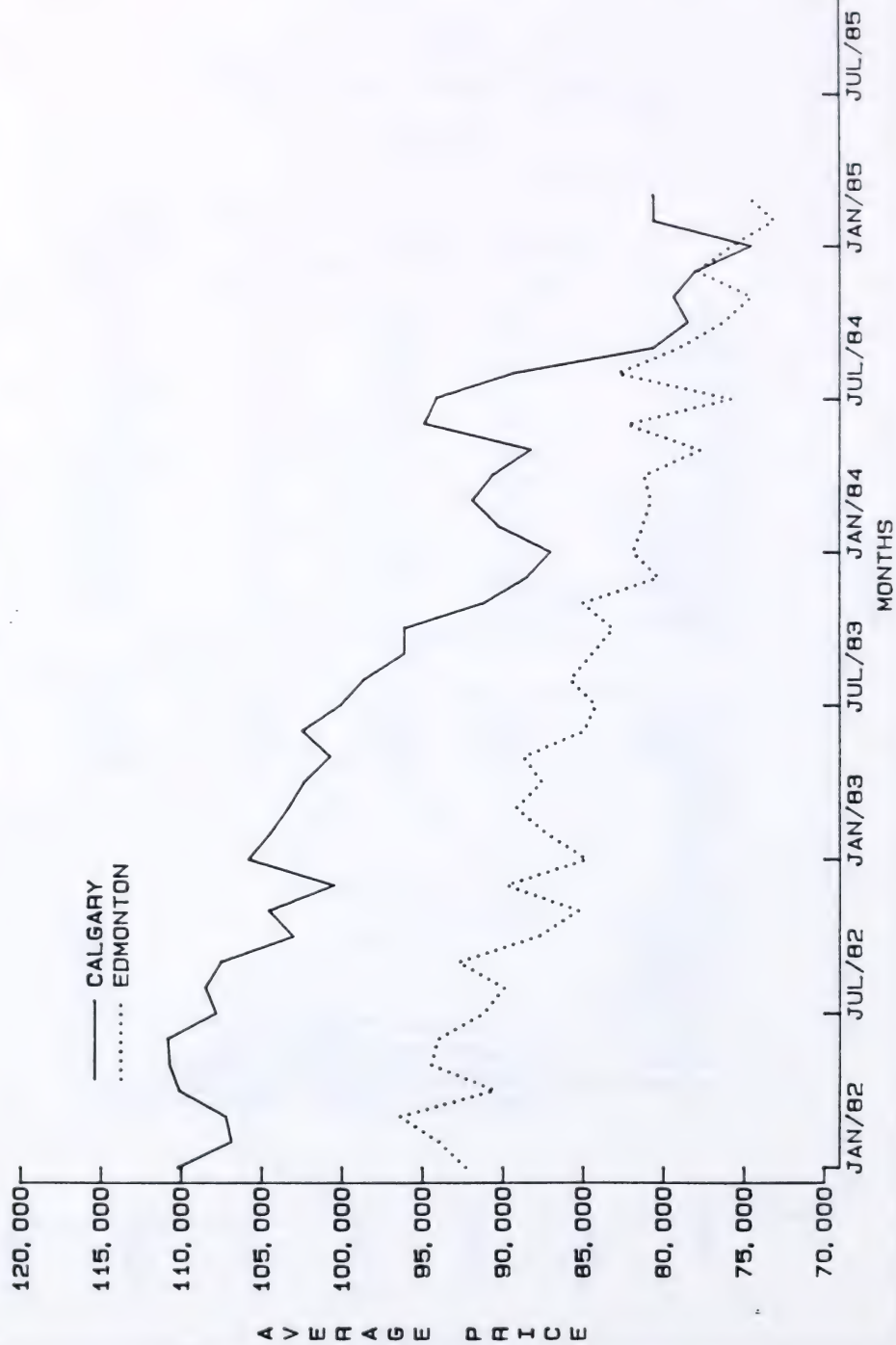


FIGURE 18  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)

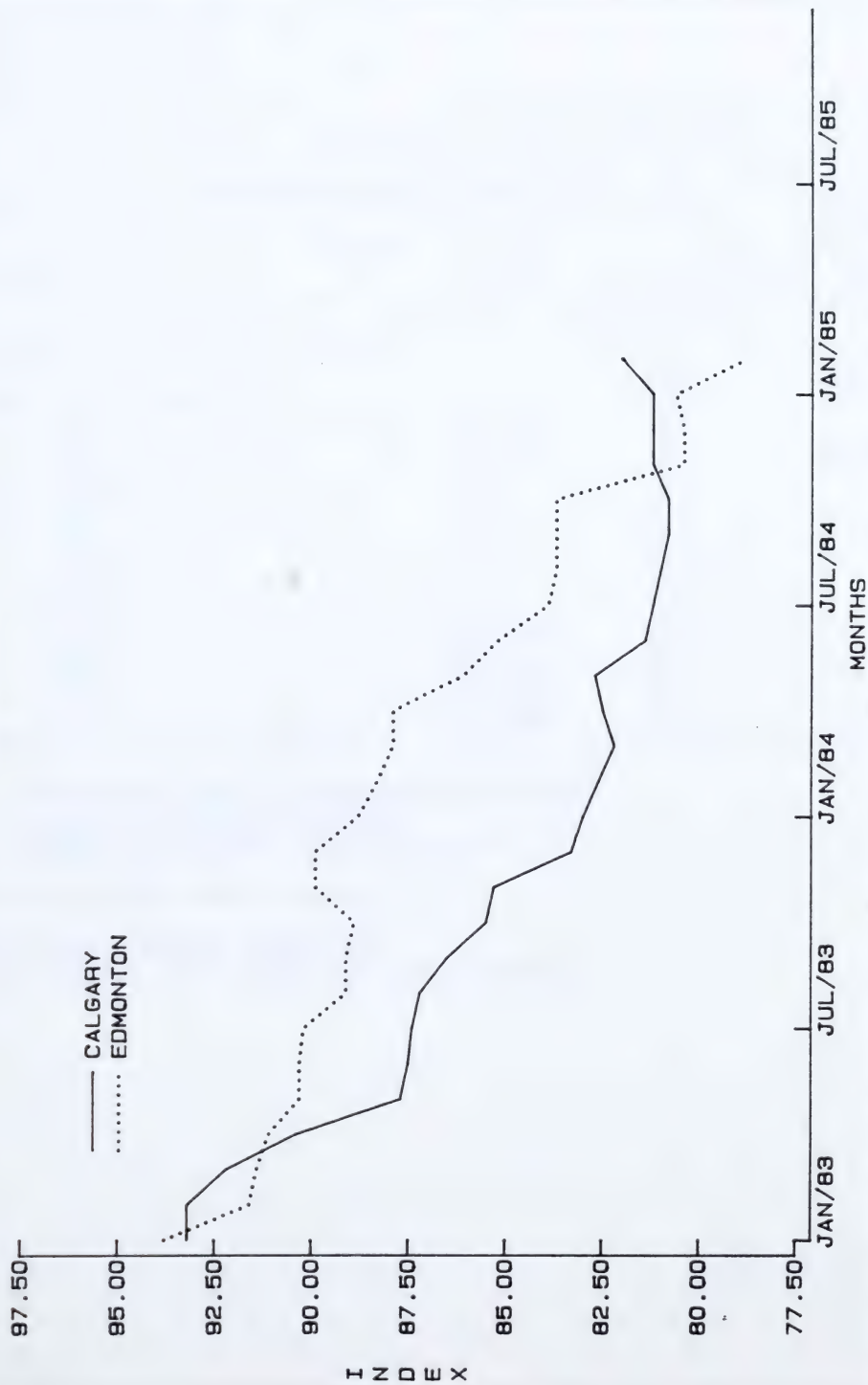




TABLE 18  
NEW HOUSING PRICE INDICES\*  
1981=100

CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2		MARCH	87.9	
APRIL	82.5		APRIL	87.9	
MAY	82.7		MAY	86.1	
JUNE	81.4		JUNE	85.2	
JULY	81.2		JULY	83.9	
AUGUST	81.0		AUGUST	83.7	
SEPTEMBER	80.8		SEPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS





1.1.677

CANADIANA

JUN - 7 1985

# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

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APRIL 1985

**Alberta**  
DEPARTMENT OF HOUSING

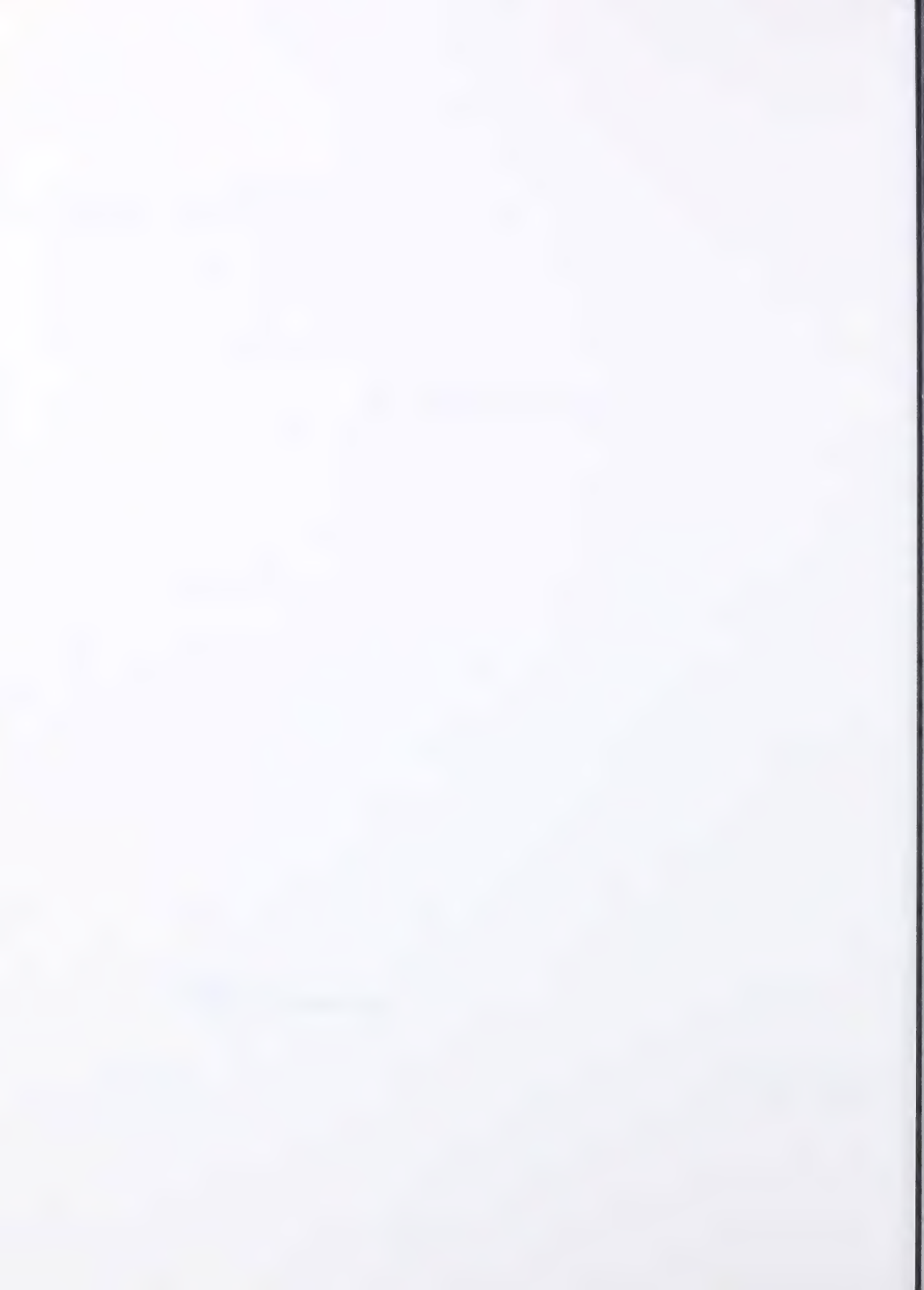


RESIDENTIAL CONSTRUCTION  
IN ALBERTA

APRIL 1985

ALBERTA  
DEPARTMENT OF HOUSING

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## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	1
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24





**D. Newly Completed and Unoccupied Dwellings**

Table 14: Newly Completed and Unoccupied Dwellings by Month - Edmonton	27
Table 15: Newly Completed and Unoccupied Dwellings by Month - Calgary	29

\* \* \* \*

Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton	26
Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	28

**E. Multiple Listings Service (M.L.S.)**

Table 16: Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
Table 17: Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33

\* \* \* \*

Figure 13: Listings and Sales - Edmonton	30
Figure 14: Listings and Sales - Calgary	32
Figure 15: Average Sales Prices - Calgary and Edmonton	34

**F. New Housing Price Indexes**

Table 18: New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	36
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\* \* \* \*

Figure 16: New Housing Price Indexes in Calgary and Edmonton	35
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## Highlights

### Alberta

- ° In the first quarter, housing starts decreased by 44% from 1,548 in 1984 to 873 in 1985.

### Urban Alberta

- ° Housing starts in April increased to 340 units from the previous month, but down 21% from 432 in April of 1984.
- ° Total starts to date decreased 32% to 1,031 units from 1,517 for 1984. Multiples declined 65% while singles dropped 27%.
- ° Only Camrose, Fort McMurray and Lloydminster recorded increases in housing starts for the first 4 months of this year.
- ° Units under construction in April decreased slightly to 1,585 of which 29% or 464 were apartment units.
- ° The number of building permits issued in Urban Alberta increased to 604 units in April, but still 12% lower than the same period 1984.

### Calgary

- ° Calgary's starts amounted to 76 units (all single family) last month, a 28% decline from April 1984.
- ° Total starts for the year decreased 23% to 333 units from 431 for 1984. Only 5 multiples were started for the first four months of this year. Single family starts decreased 28% over last year.



- ° Housing under construction increased marginally to 473 units (35 apartments, 438 singles) from 462 the month before. Inventory of newly completed and unoccupied housing continued to trend downwards to 358 units from 384 in March.
- ° Building permits however increased to 235 units (all single family housing) in April, up 9% from 215 the month before.
- ° The resale housing market continued to be very active last month as indicated by the ratio of sales to listings which reached .66 and the 82% increase in sales over April 1984.
- ° The average resale house price increased to \$81,537 from \$80,618 last month. The new house price index also increased in March to 82.1.

#### Edmonton

- ° Edmonton's housing starts increased to 200 units in April, up 122% from the preceding month, but still 22% lower than April 1984.
- ° Total starts for the year declined 42% compared to the same period 1984 due entirely to decreases in single family starts.
- ° Housing under construction decreased 3% from the month before to 768 units. But inventory of newly completed units increased to 273 due to lower absorption rates.
- ° In the resale market, the number of houses sold rose 54% to 766 units over the same month last year.
- ° The average selling price continue to drop to \$71,947 last month, a 4% decreased from the month before. The new house price index continued to drop as well to 78.6 in March.





TABLE 1

ALTA-85

HOUSING STARTS BY TYPE  
UNBAY ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	76	0	0	0	76	-28
CAMROSE	1	0	0	0	1	0
EDMONTON M.A.	200	0	0	0	200	-22
FORT MCMURRAY	15	0	0	0	15	400
GRANDE PRAIRIE	8	0	0	0	8	60
LEDUC	4	0	0	0	4	*
LETHBRIDGE	8	2	0	0	10	-52
LLOYDMINSTER(ALTA. PART)	7	0	0	0	7	40
MEDICINE HAT	3	0	0	0	3	-73
RED DEER	13	0	0	0	13	-24
SPRUCE GROVE	3	0	0	0	3	-50
TOTAL	338	2	0	0	340	-21

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1  
CUMULATIVE HOUSING STARTS  
CALGARY AND EDMONTON

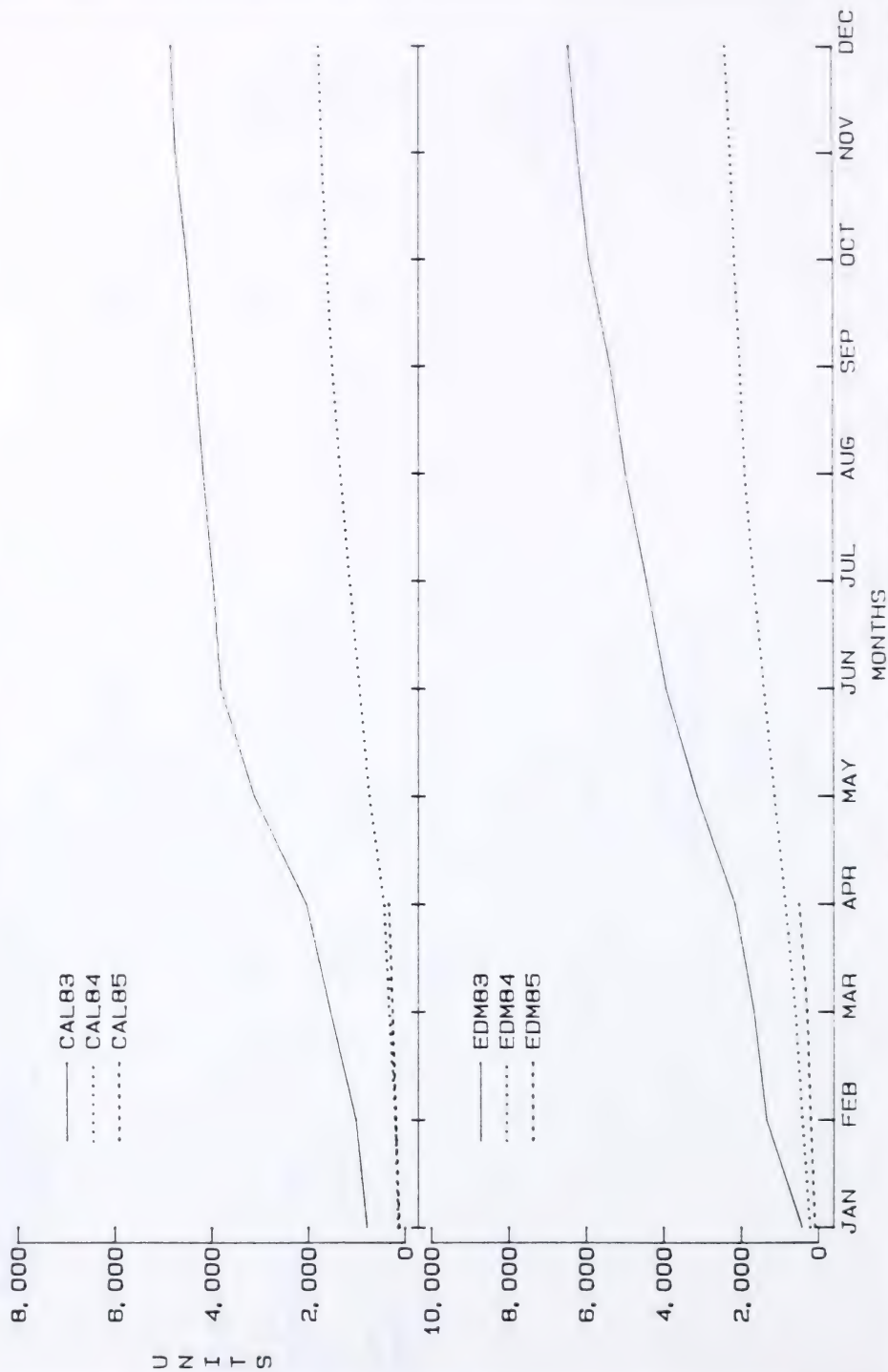


TABLE 2

APR-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985
CALGARY	394	328	2	0	431	333
CAMROSE	3	5	0	0	3	5
EDMONTON M.A.	731	468	10	0	855	496
FORT MCMURRAY	17	40	0	0	17	40
GRANDE PRAIRIE	23	17	4	0	27	17
LEDEC	7	7	0	0	7	7
LETHBRIDGE	52	17	8	4	60	25
LLOYDMINSTER(ALTA. PART)	16	33	0	0	16	58
MEDICINE HAT	26	8	2	0	28	8
RED DEER	36	33	0	0	51	33
SPRUCE GROVE	22	9	0	0	22	9
TOTAL	1327	965	26	4	1517	1031
PERCENT CHANGE BY TYPE		-27	-85		1325	-32

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2  
TOTAL NUMBER OF STAIRS EACH MONTH  
URBAN ALBERTA

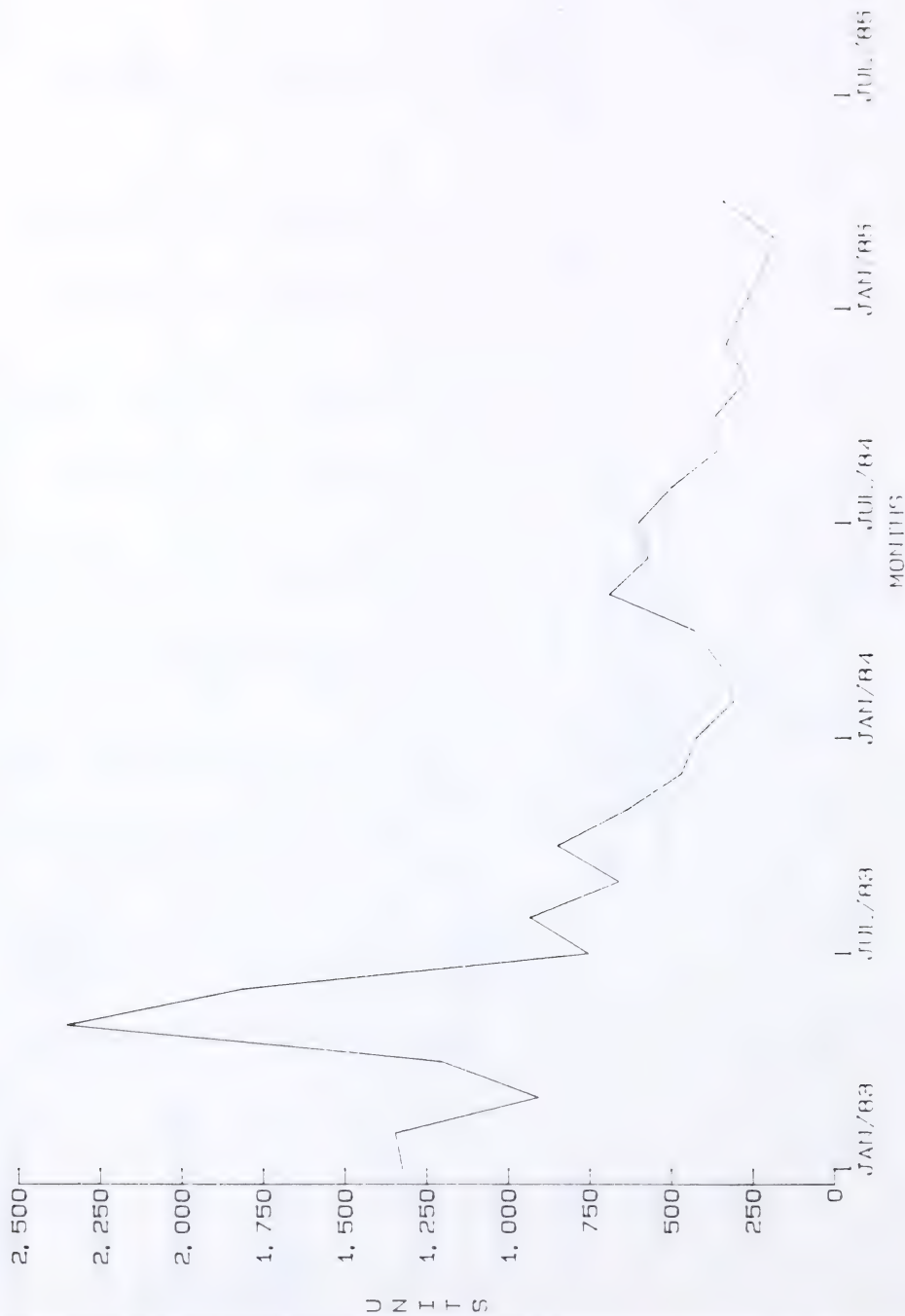


TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	343	187	-46
APRIL	431	340	-21
MAY	691		
JUNE	574		
JULY	602		
AUGUST	499		
SEPTEMBER	381		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	351		
TOTAL	5210	1031	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEBUO, LETHBRIDGE, LLOYDMINSTER ALTA. PART,  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3  
MULTIPLIES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

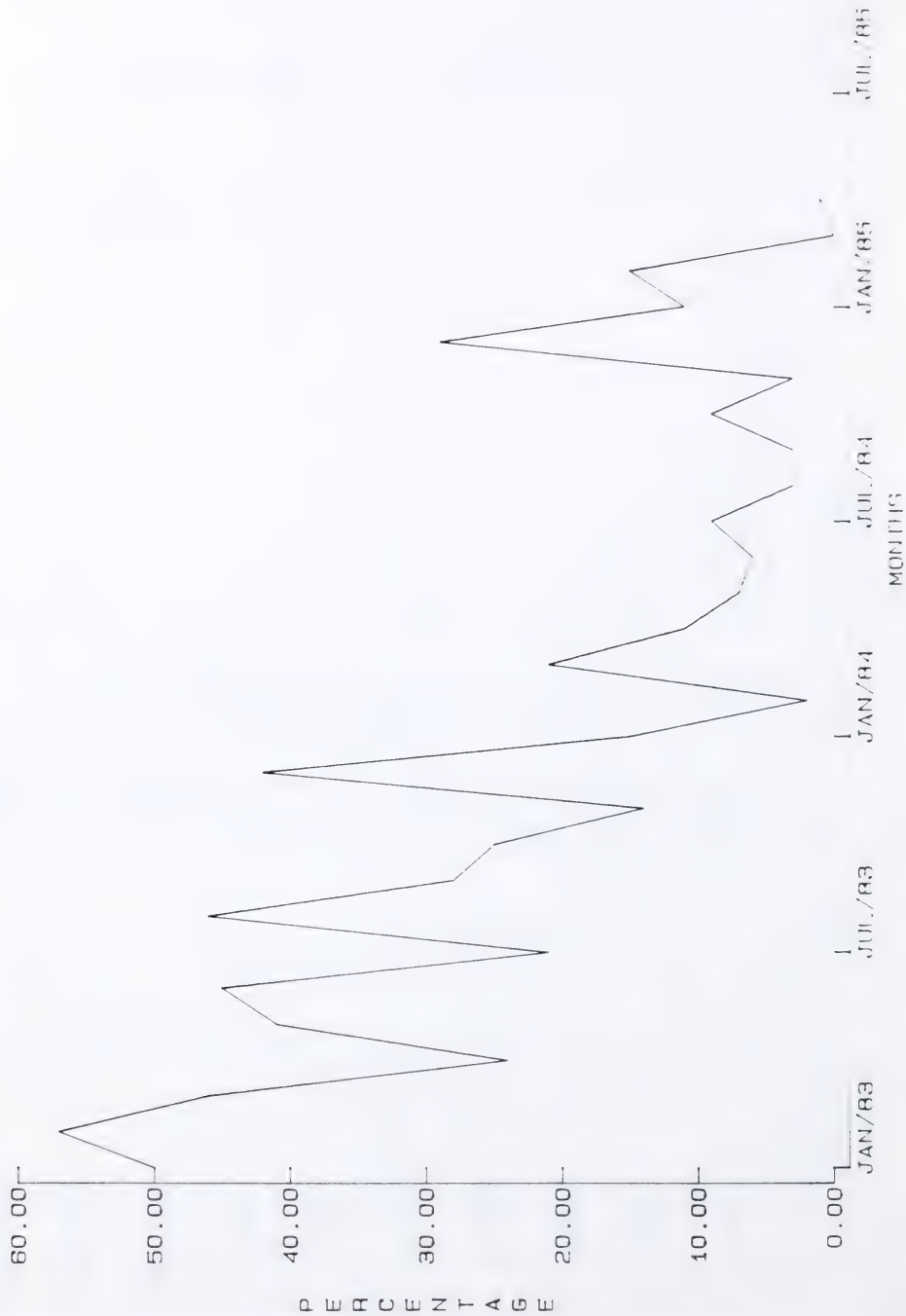




TABLE 4

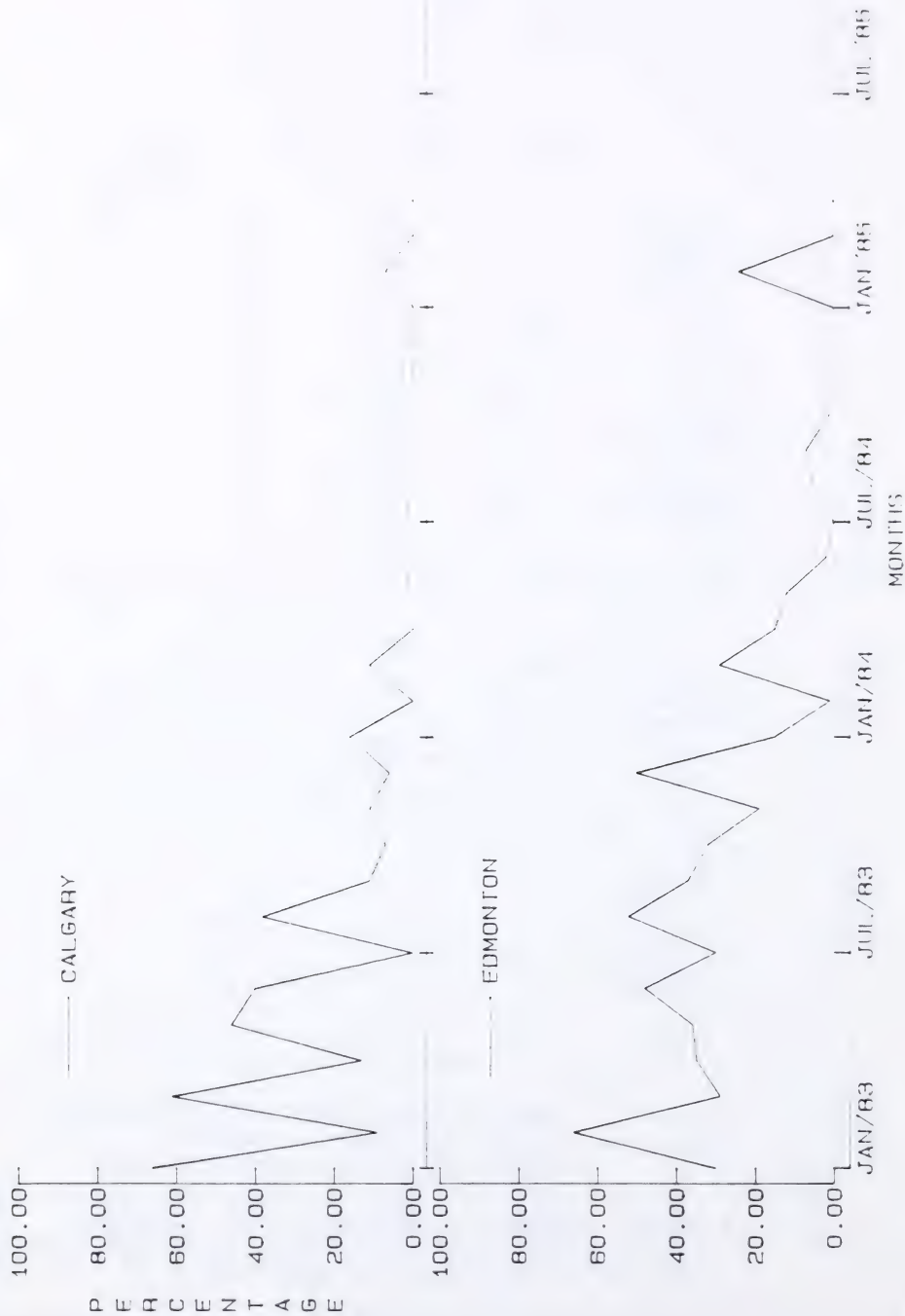
SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

1984-1985				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	366	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
1985				
JANUARY	262	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	340	338	2	1
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	1031	965	66	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

CALGARY					EDMONTON (METRO)				
1984									
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	
JANUARY	142	23	16		JANUARY	220	32	15	
FEBRUARY	57	0	0		FEBRUARY	204	2	1	
MARCH	127	14	11		MARCH	173	51	29	
APRIL	105	0	0		APRIL	258	39	15	
MAY	306	5	2		MAY	279	34	12	
JUNE	202	0	0		JUNE	268	4	1	
JULY	209	2	1		JULY	257	0	0	
AUGUST	192	4	2		AUGUST	221	12	5	
SEPTEMBER	172	0	0		SEPTEMBER	128	9	7	
OCTOBER	119	4	3		OCTOBER	146	2	1	
NOVEMBER	102	0	0		NOVEMBER	101	2	2	
DECEMBER	70	0	0		DECEMBER	129	0	0	
TOTAL	1803	52	3		TOTAL	2384	217	8	

CALGARY					EDMONTON (METRO)				
1985									
JANUARY	118	0	0		JANUARY	90	0	0	
FEBRUARY	73	5	7		FEBRUARY	116	28	24	
MARCH	66	0	0		MARCH	90	0	0	
APRIL	76	0	0		APRIL	200	0	0	
MAY					MAY				
JUNE					JUNE				
JULY					JULY				
AUGUST					AUGUST				
SEPTEMBER					SEPTEMBER				
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
TOTAL	333	5			TOTAL	496	468	28	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALGERIA  
ALL AREAS

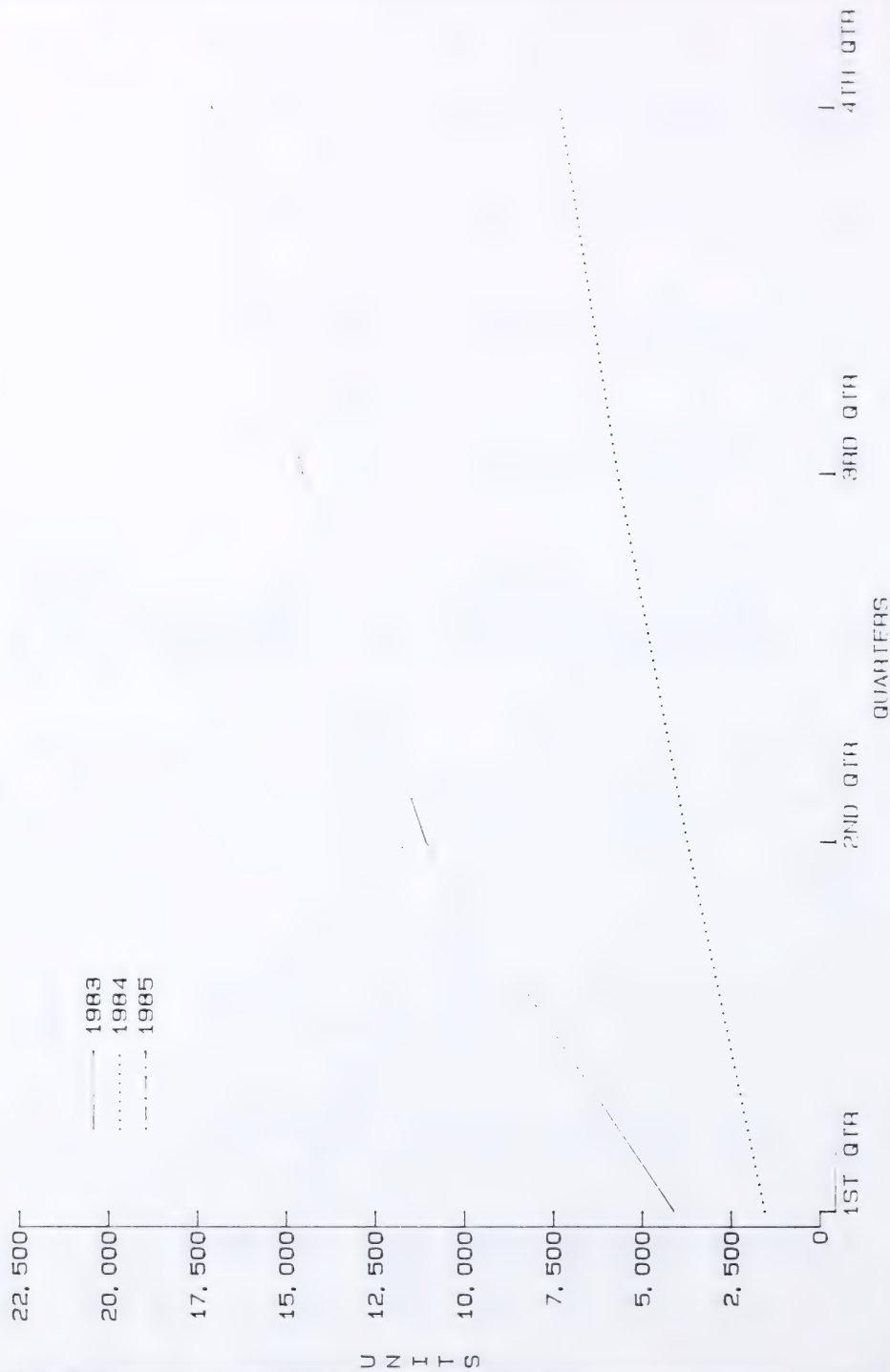


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

1984 - 1985

	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	-44
SECOND QUARTER	2186		
THIRD QUARTER	1947		
FOURTH QUARTER	1614		
	----	----	----
TOTAL	7295	873	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

APR-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	AUT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST Year
CALGARY	60	0	5	0	65	-45
CANROSE	4	0	0	0	4	100
EDMONTON M.A.	123	0	0	99	222	-55
FORT McMURRAY	17	0	0	0	17	-78
GRANDE PRAIRIE	8	0	0	0	8	300
LEBUC	2	0	0	0	2	*
LETHBRIDGE	6	0	0	0	6	-40
LLOYDMINSTER (ALTA. PART)	18	0	0	0	18	1700
MEDICINE HAT	4	0	0	0	4	100
RED DEER	7	0	0	0	7	-30
SPRUCE GROVE	2	0	0	0	2	-67
TOTAL	251	0	5	99	355	-51

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



Table 8

APR-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	438	0	0	35	473	-72
CAMROSE	1	0	0	65	66	3200
EDMONTON M.A.	434	0	64	270	768	-66
FORT MCMURRAY	33	0	0	0	33	267
GRANDE PRAIRIE	15	0	0	0	15	0
LEUC	5	0	0	0	5	-93
LETHBRIDGE	42	8	0	9	59	-61
LLOYDMINSTER(ALTA. PART)	25	0	0	55	80	300
MEDICINE HAT	17	0	0	30	47	-58
RED DEER	26	1	6	0	33	-91
SPRUCE GROVE	6	0	0	0	6	-33
TOTAL	1042	9	70	464	1585	-67

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 6  
STARTS, COMPLETIONS AND UNITS UNDER CONSTRUCTION  
CALGARY

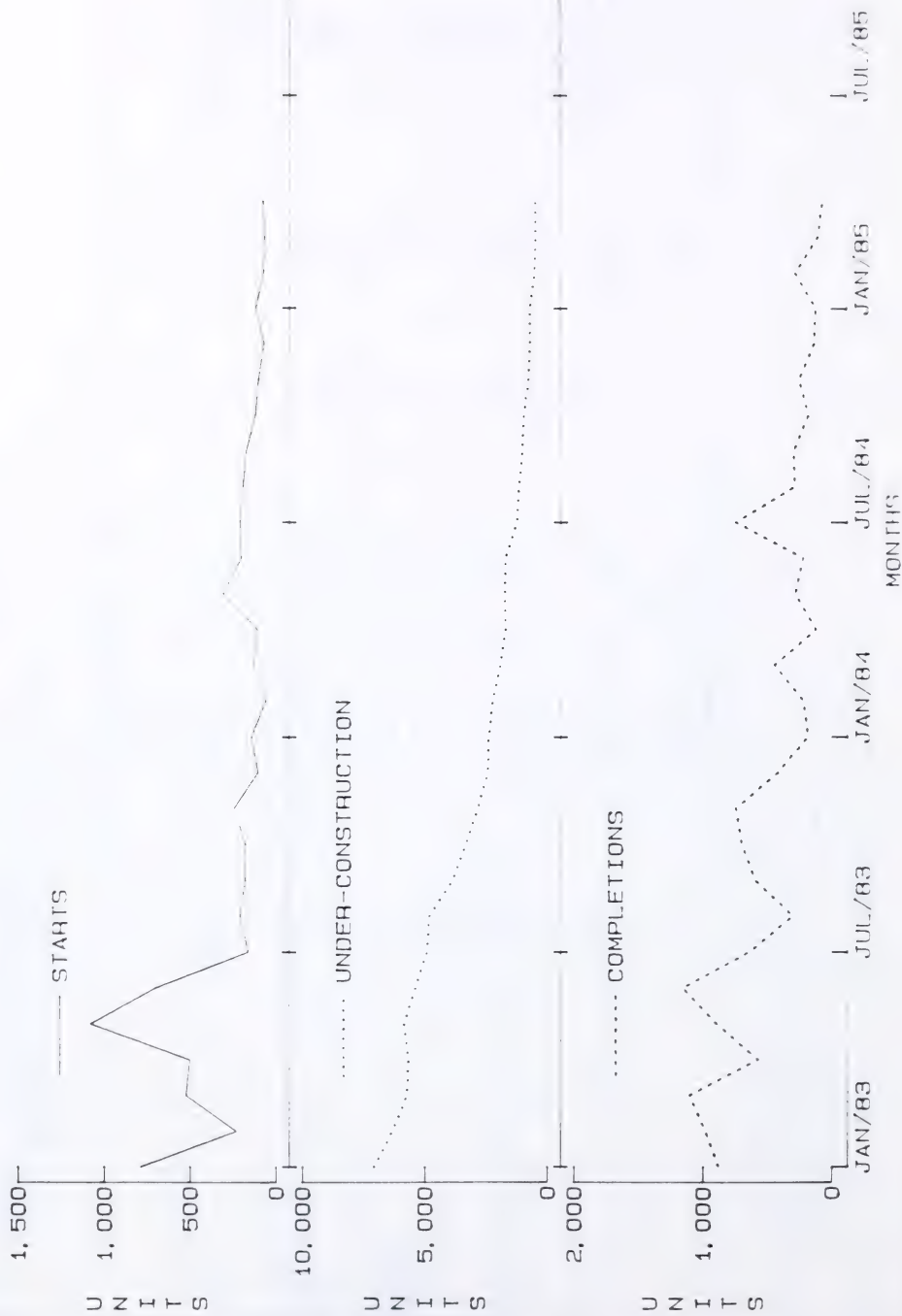


TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	142	184	2386
FEBRUARY	57	217	2126
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	191	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
1985			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	60	101	461
APRIL	76	65	470
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER CONSTRUCTION  
EDMONTON

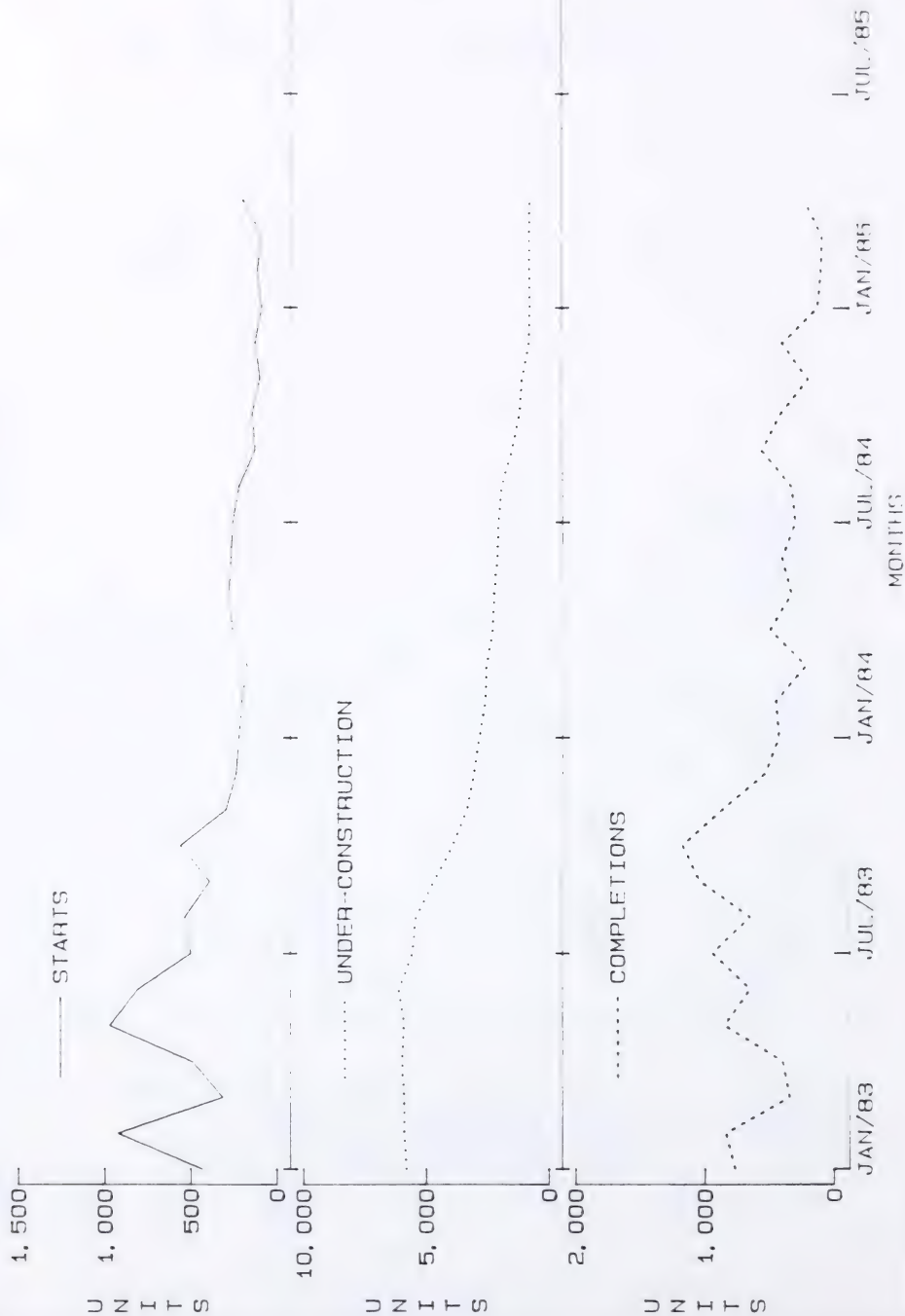


TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

1964			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	256	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	140	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	390	805
1963			
JANUARY	90	122	769
FEBRUARY	116	95	767
MARCH	90	87	750
APRIL	200	222	700
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

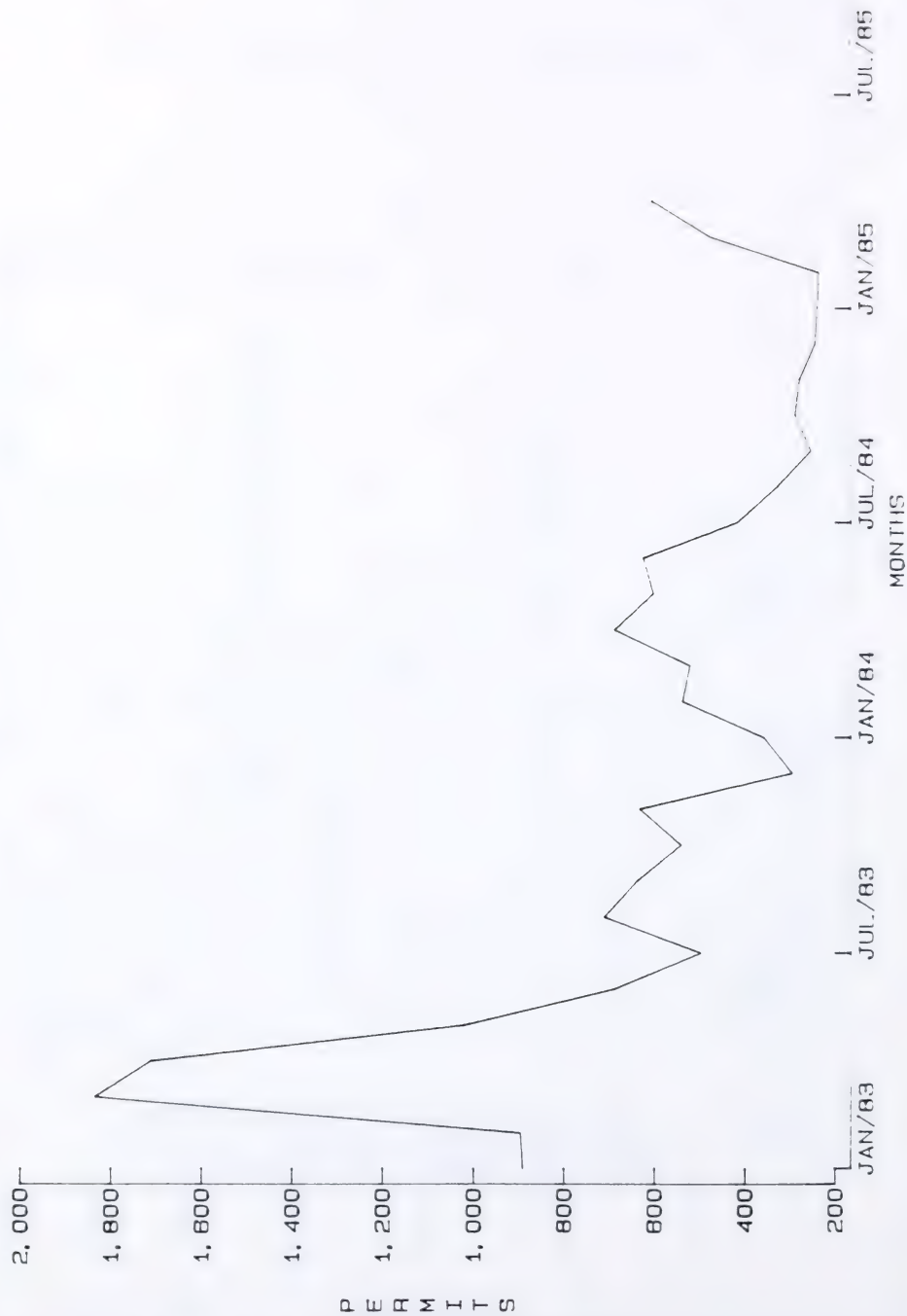




TABLE 11

APR-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMI	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	235	0	0	0	235	12
CAMROSE	5	0	0	0	5	67
EDMONTON M.A.	201	0	0	4	205	22
FORT MCMURRAY	34	0	0	0	34	580
GRANDE PRALLIS	18	0	0	0	18	100
LEBOUC	2	0	0	0	2	100
LETHBRIDGE	17	0	0	5	22	65
LLOYDMINSTER (ALTA. PART)	19	0	0	30	49	308
MEDICINE HAT	5	0	0	0	5	50
RED DEER	18	0	10	0	28	4
SPRUE GROVE	1	0	0	0	1	93
TOTAL	555	0	10	39	604	12

SOURCE: ALBERTA BUREAU OF STATISTICS  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

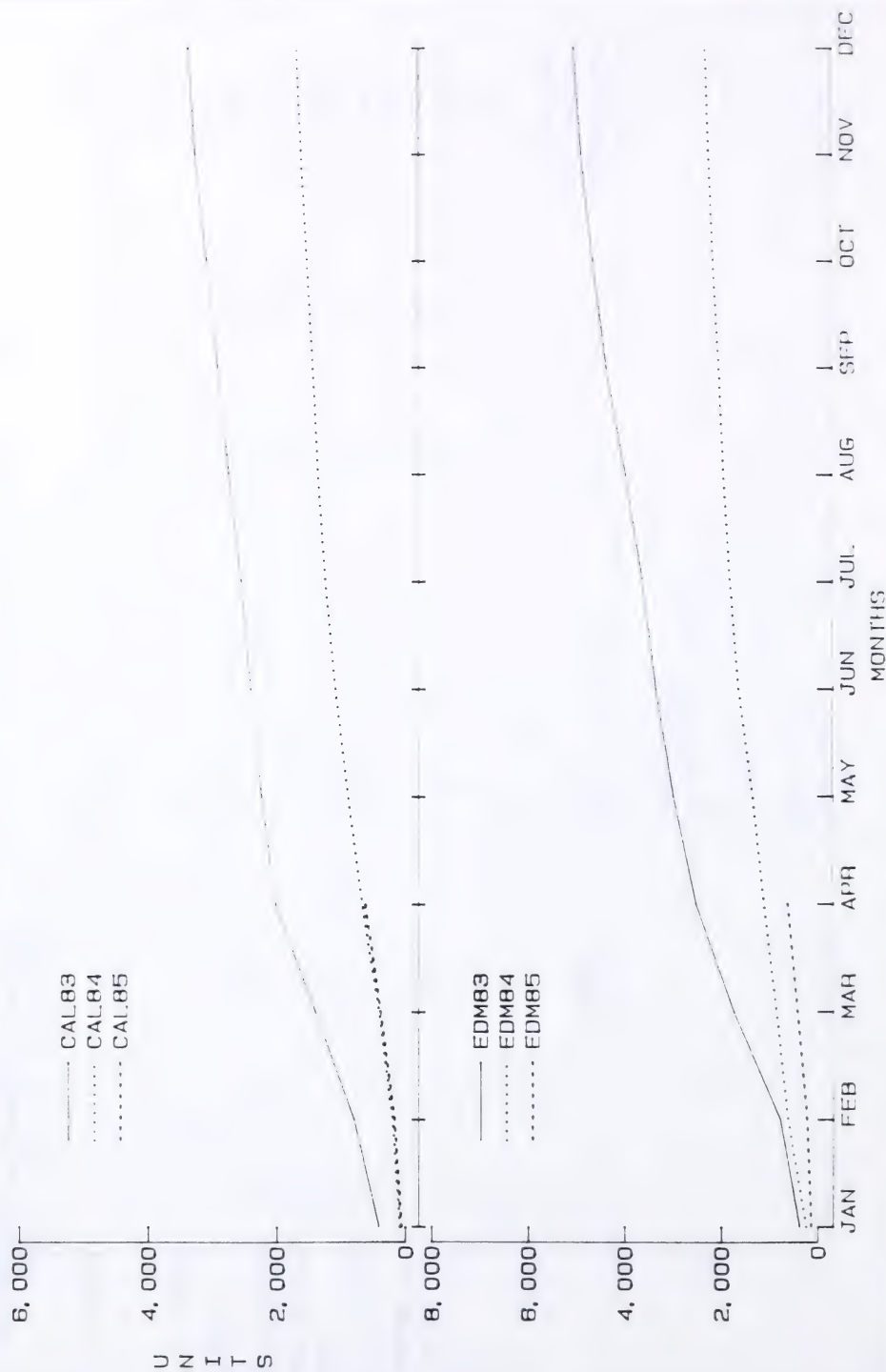


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CANOE	EDMONTON (CULIC)	FOOT MCNURRAY	GRAND PRAIRIE	LEBOUC	LETHBRIDGE (ALTA. PART)	MEDICINE HAT	RED DEER	SPRUCE GROVE
	1984	1985	1984	1984	1984	1984	1984	1984	1984	1984
JANUARY	85	65	0	2	239	139	1	3	15	2
FEBRUARY	196	168	0	2	622	228	4	17	3	8
MARCH	402	383	2	4	855	419	10	33	8	16
APRIL	670	618	17	9	1118	624	15	67	17	34
MAY	888		21		1350		75		27	
JUNE	1087		23		1642		92		43	
JULY	1245		26		1815		111		50	
AUGUST	1360		30		1934		129		56	
SEPTEMBER	1442		31		2034		137		62	
OCTOBER	1534		35		2161		150		69	
NOVEMBER	1629		39		2246		162		74	
DECEMBER	1701		107		2309		163		77	
PERCENT CHANGE	8	47	44	347	100	200	67	156	70	5
TOTAL										
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
1984	358	895	1416	2103	2705	3329	3704	4071	4324	4612
1985	239	474	951	1555					4890	5134
PERCENT CHANGE										-26

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

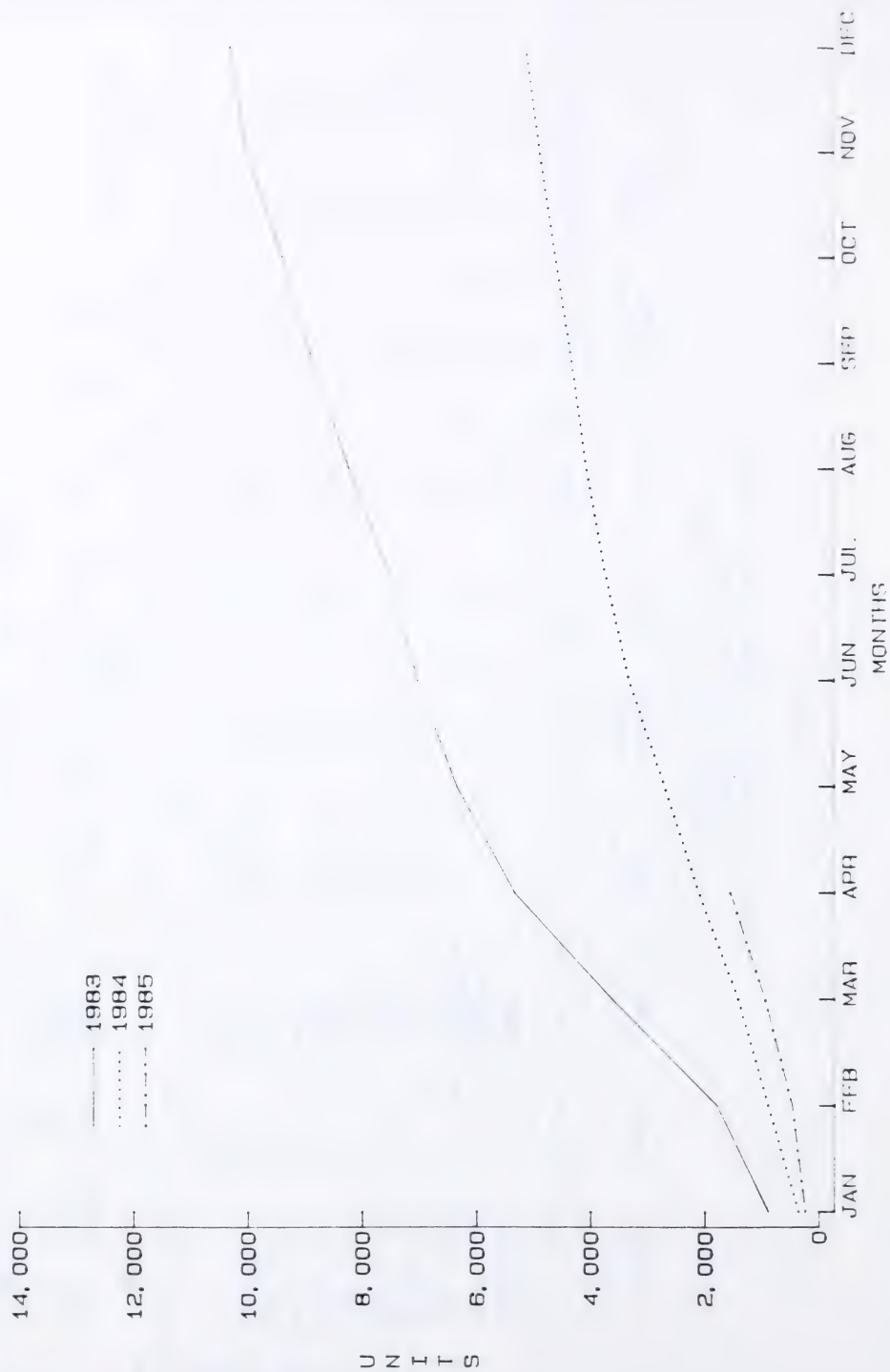


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687	604	-12
MAY	602		
JUNE	624		
JULY	415		
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	1855	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON N.A., FORT McMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER ALTA. PART,  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

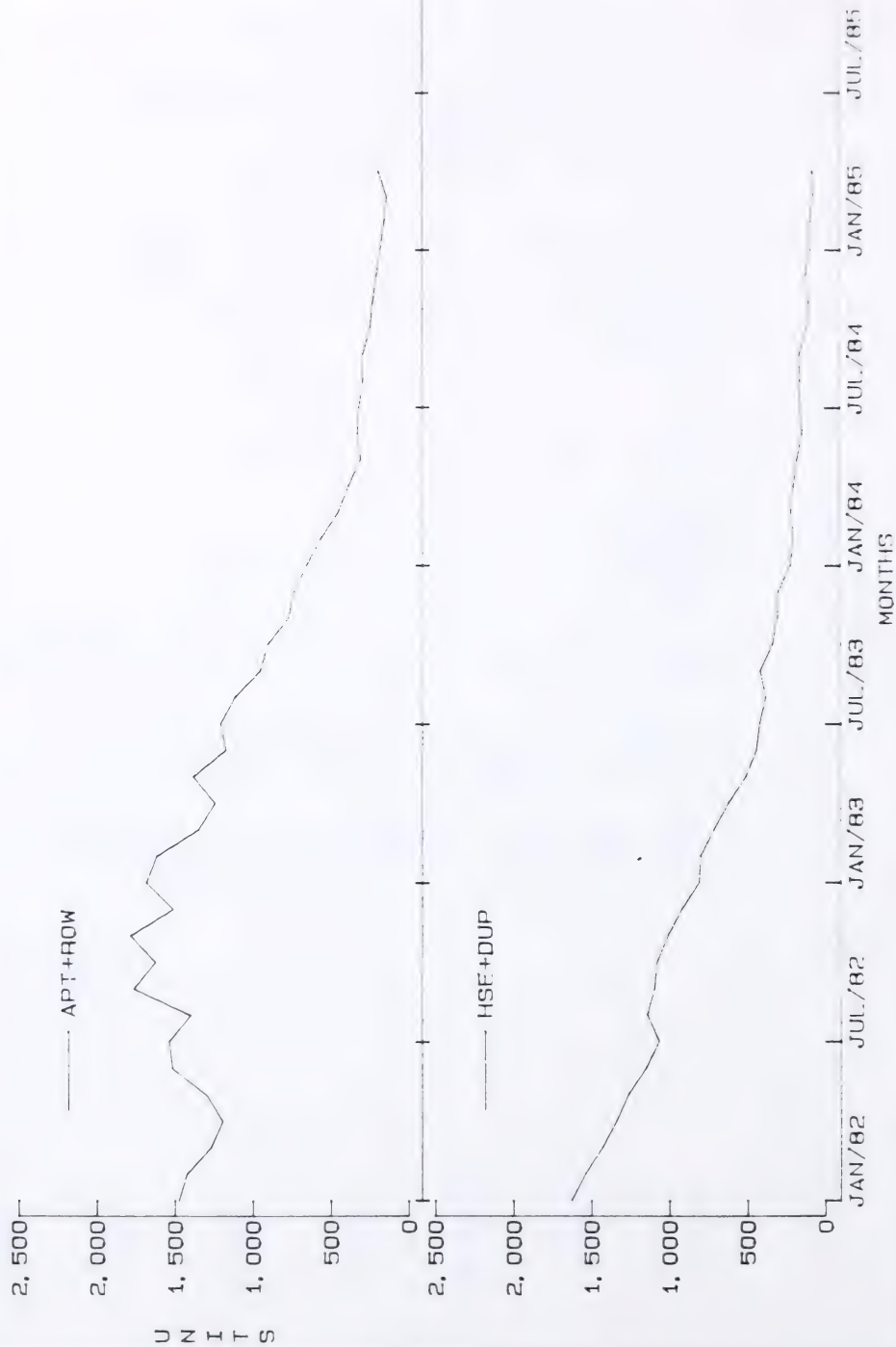




TABLE 14

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	220	656	876	425	48
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	139	298	437	325	43
SEPTEMBER	164	296	460	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	132	233	365	195	40
DECEMBER	123	209	332	395	58
-----					
1985					
JANUARY	98	164	277	122	39
FEBRUARY	98	161	259	95	32
MARCH	72	143	215	87	37
APRIL	76	195	273	222	38
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12.  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

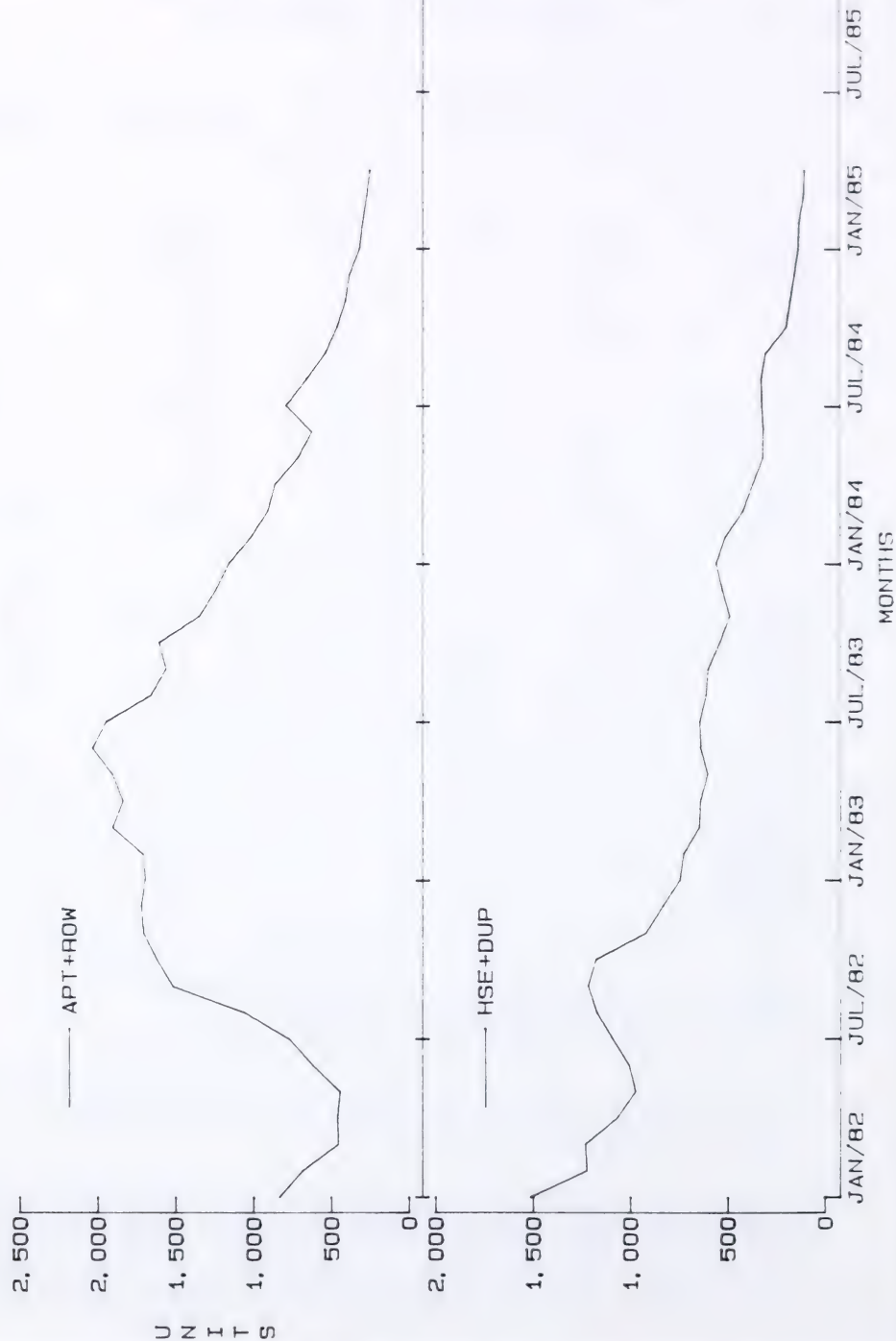


TABLE 15

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DOPLEXES*	APARTMENTS AND ROW-HOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1964					
JANUARY	500	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	260	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	466	666	172	35
NOVEMBER	175	413	591	247	35
DECEMBER	156	387	543	130	25
-----					
1965					
JANUARY	187	322	469	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	26
APRIL	108	255	356	65	20
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

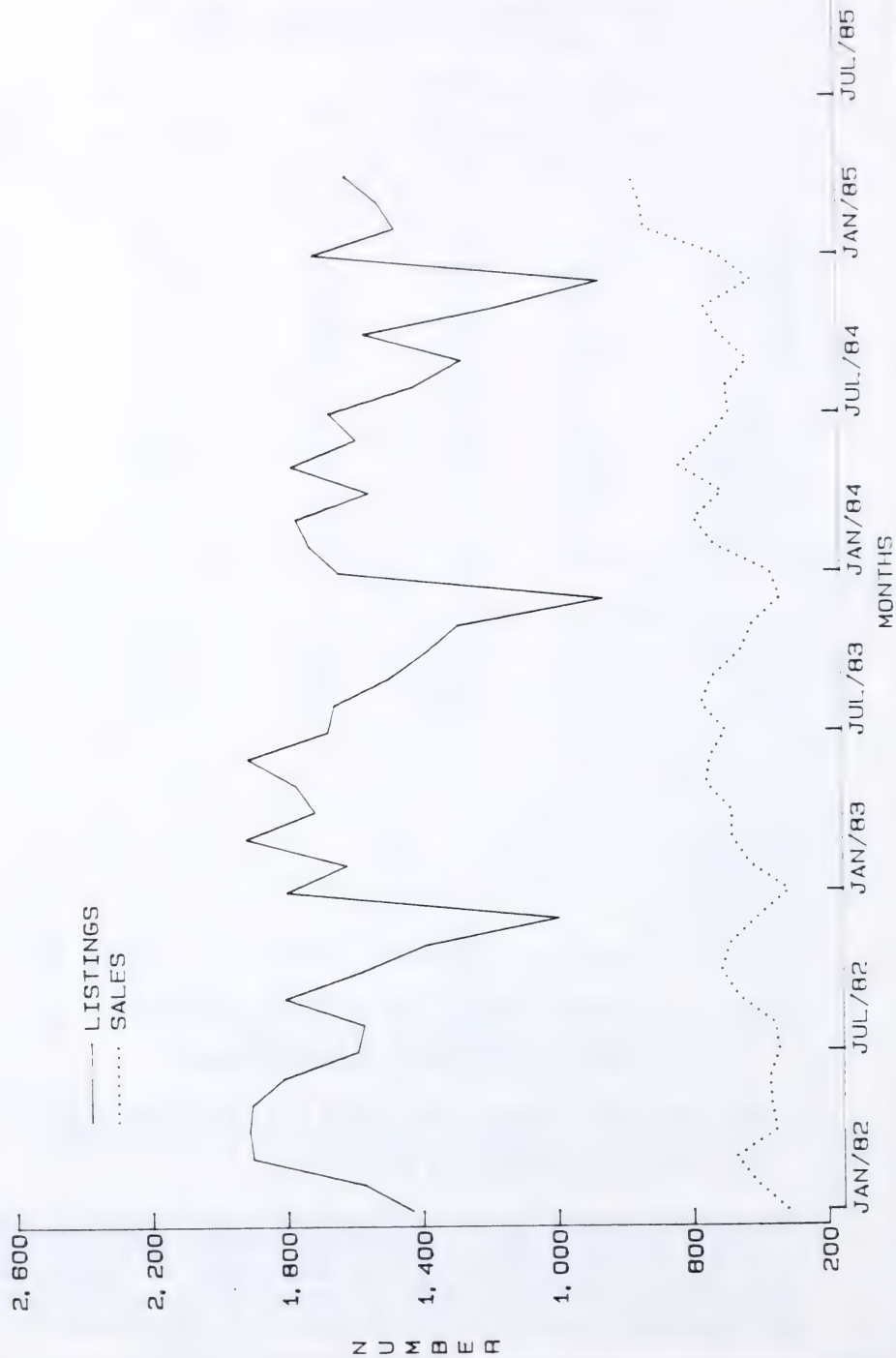


TABLE 16  
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON				
1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1636	363	.22	81941
FEBRUARY	1724	326	.31	81317
MARCH	1763	566	.33	80796
APRIL	1546	499	.32	81237
MAY	1775	639	.35	77713
JUNE	1583	541	.34	82281
JULY	1682	479	.29	75800
AUGUST	1411	468	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77684
1985				
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING				
MARKET AND ECONOMIC ANALYSIS BRANCH				

FIGURE 14  
LISTINGS AND SALES  
CALGARY

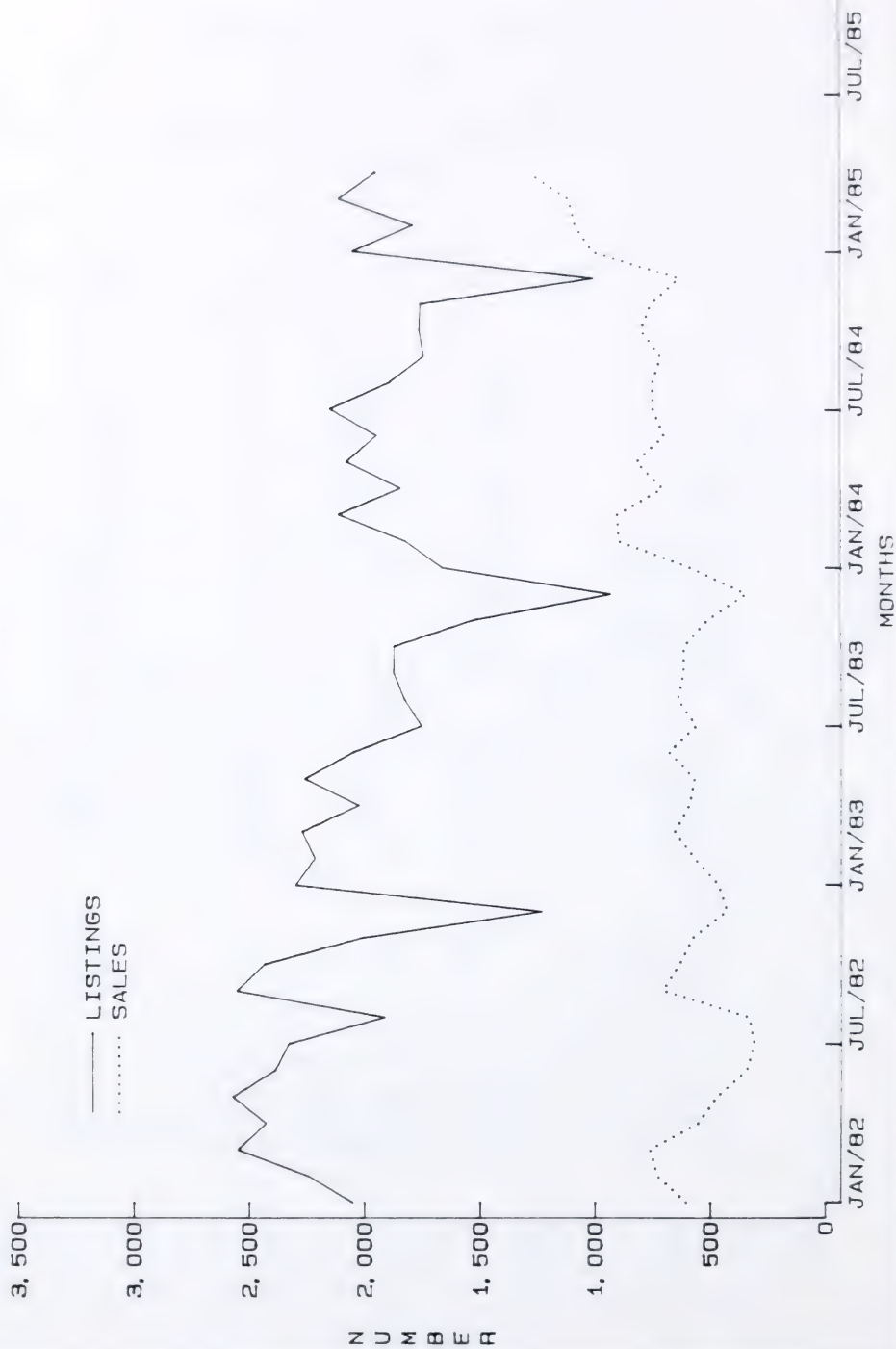




TABLE 17  
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

-----				
1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1625	698	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1766	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	636	.63	76030
-----				
1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1266	.66	81537
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
-----				

SOURCE: CALGARY REAL ESTATE BOARD  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

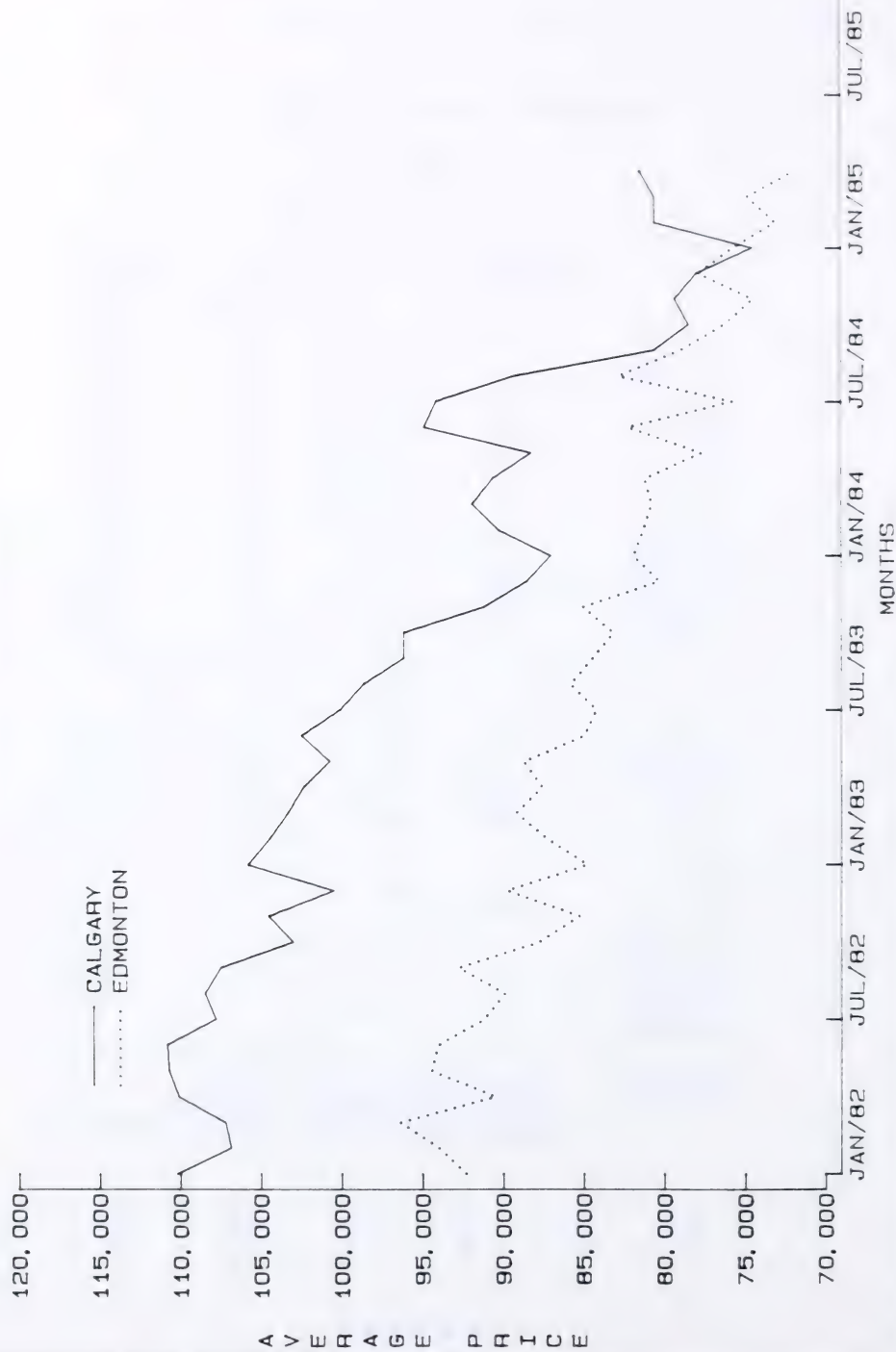
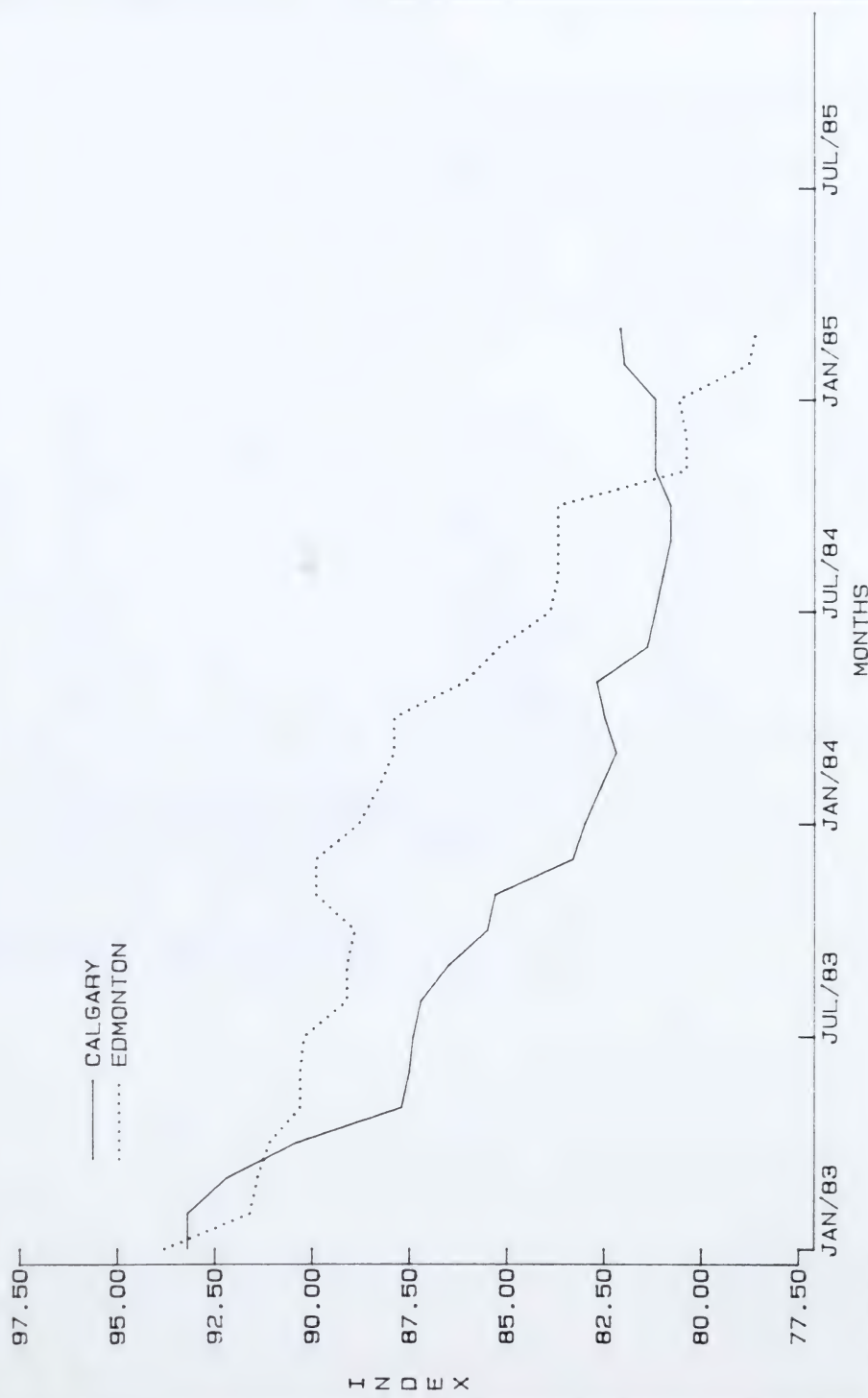


FIGURE 16  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)



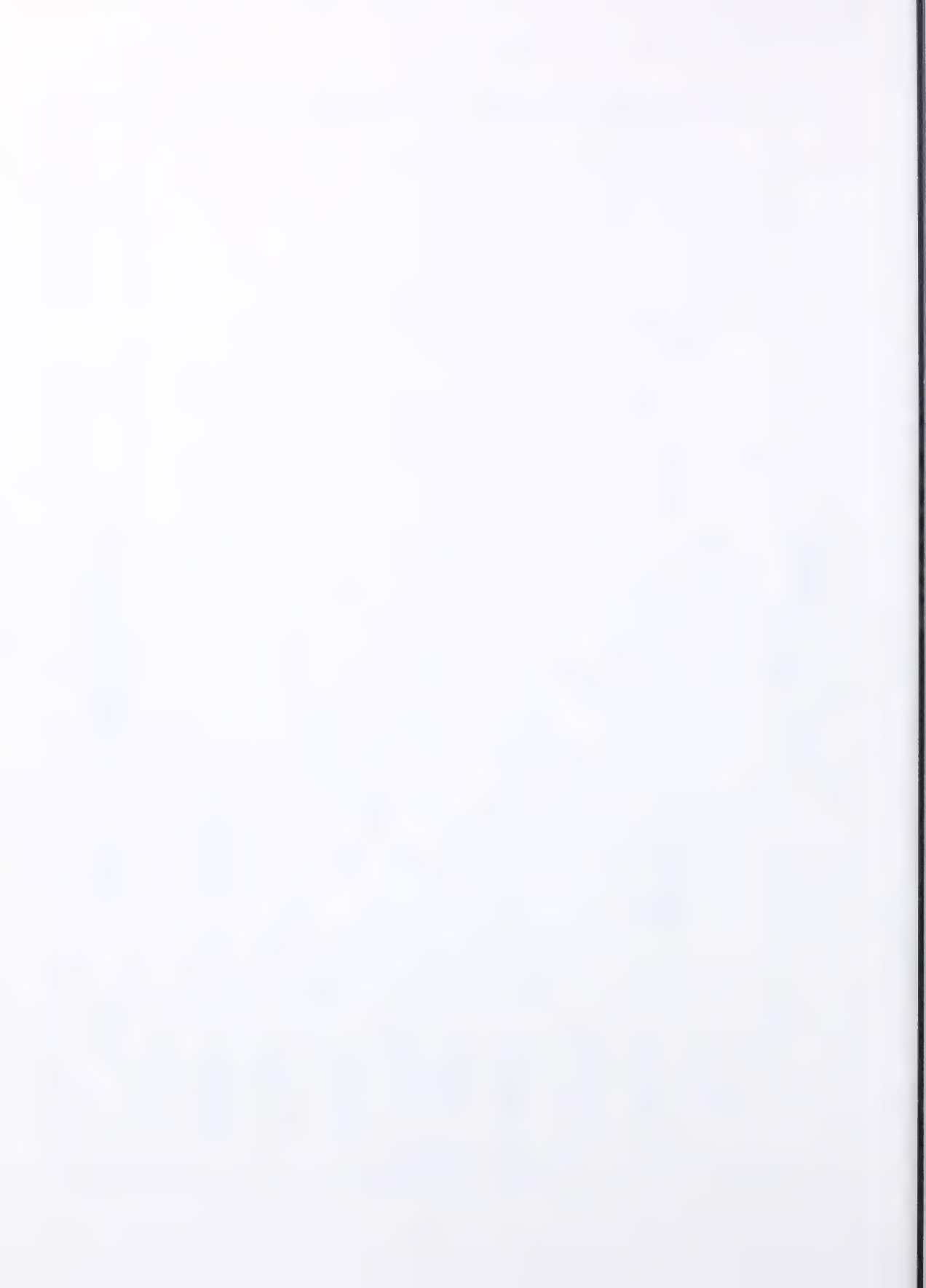


TABLE 18  
NEW HOUSING PRICE INDICES\*  
1981=100

CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5		APRIL	87.9	
MAY	82.7		MAY	86.1	
JUNE	81.4		JUNE	85.2	
JULY	81.2		JULY	83.9	
AUGUST	81.0		AUGUST	83.7	
SEPTEMBER	80.8		SEPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS





JUL - 5 1985

# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

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MAY 1985

**Alberta**  
DEPARTMENT OF HOUSING

# LA PRIMA RIVOLUZIONE ATMICA

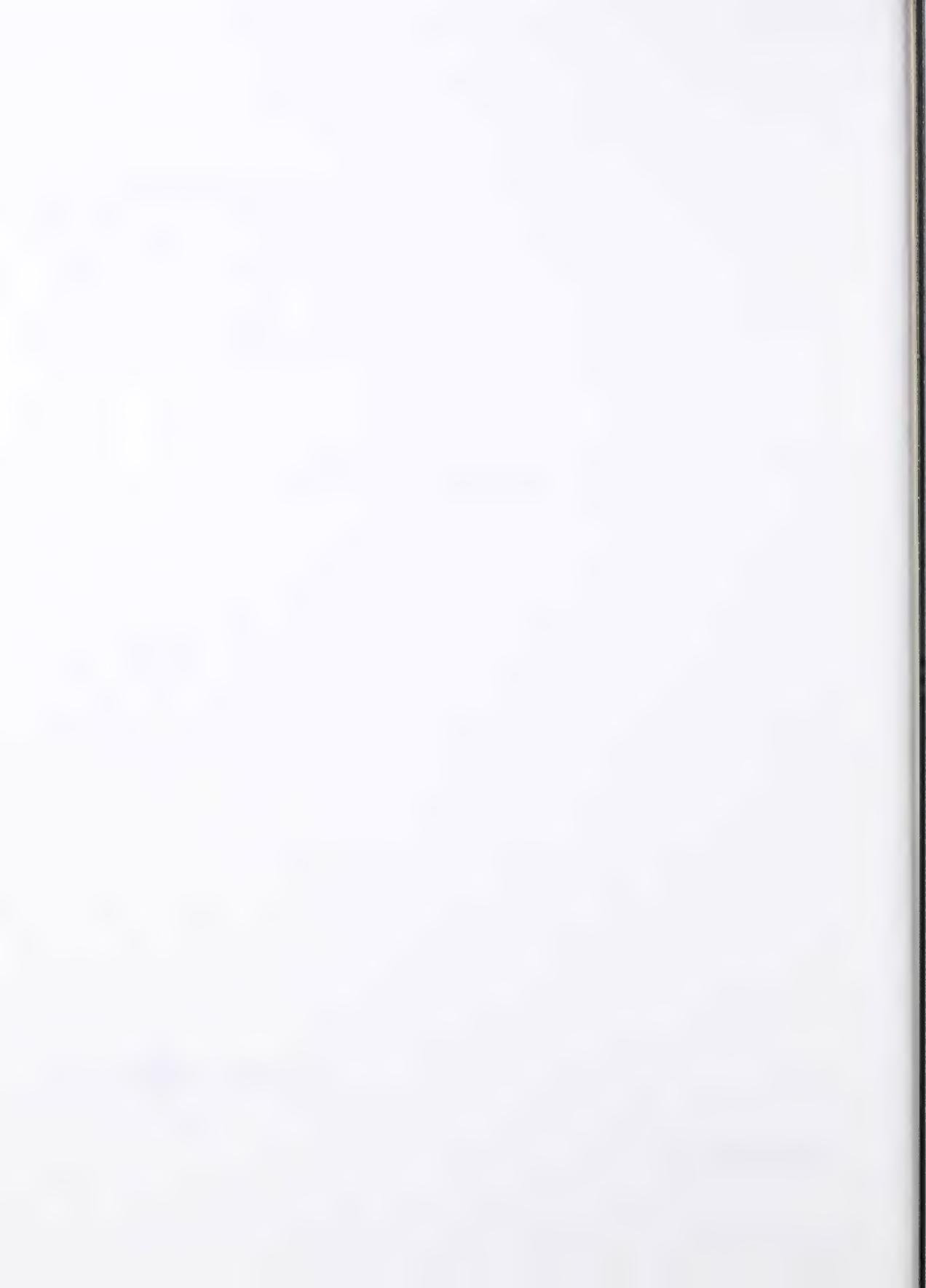
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RESIDENTIAL CONSTRUCTION  
IN ALBERTA

MAY 1985

ALBERTA  
DEPARTMENT OF HOUSING

ISSN 0823-3047  
05/85 (228)



## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	1
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24





**D. Newly Completed and Unoccupied Dwellings**

Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	27
Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	29

\* \* \* \*

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	26
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	28

**E. Multiple Listings Service (M.L.S.)**

Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
Table 17:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33

\* \* \* \*

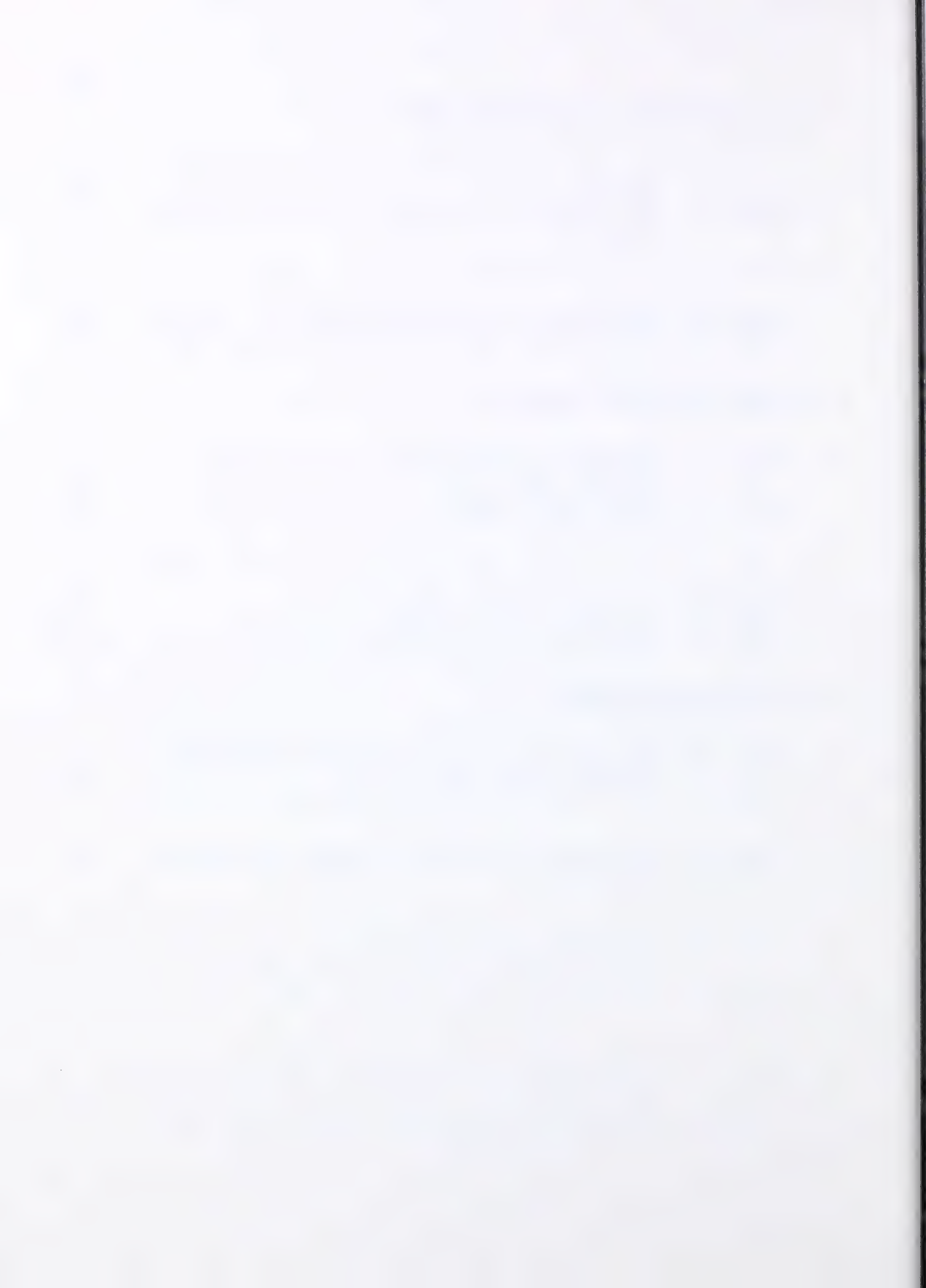
Figure 13:	Listings and Sales - Edmonton	30
Figure 14:	Listings and Sales - Calgary	32
Figure 15:	Average Sales Prices - Calgary and Edmonton	34

**F. New Housing Price Indexes**

Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	36
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\* \* \* \*

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	35
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## Highlights

### Urban Alberta

- ° Housing starts in May increased again to 493 units from the previous month, but still 29% lower than the same period 1984.
- ° Total starts to date decreased 31% to 1,531 units from 2,208 for 1984. Multiples declined 63% while singles dropped 27%.
- ° Camrose, Fort McMurray and Lloydminster continued to be the only centres recording increases in housing starts for the first 5 months of this year.
- ° Units under construction in May increased to 1,753 of which 25% or 434 were apartment units.
- ° The number of building permits issued in Urban Alberta decreased to 586 units in May, down 3% from 602 in May of 1984.

### Calgary

- ° Calgary's starts amounted to 202 units (all single family) last month, a jump of 166% from the month before, but down 34% compared to May of 1984.
- ° Total starts for the year decreased 27% to 535 units from 737 for 1984. Only 5 multiples were started for the first five months of this year. Single family starts decreased 24% over last year.
- ° Housing under construction increased to 574 units (35 apartments, 539 singles) from 473 the month before. Inventory of newly completed and unoccupied housing continued to trend downwards to 305 units from 358 in April.



- ° Building permits fell to 202 units (all single family housing) in May, a 14% decreased from 235 the month before.
- ° The resale housing market continued to be very active last month as indicated by the ratio of sales to listings which reached .64 and the 80% increase in sales over May 1984.
- ° The average resale house price decreased slightly to \$81,195 from \$81,537 last month. The new house price index remained at 82.1 in April.

### Edmonton

- ° Edmonton's housing starts fell 34% from the same month 1984 to 184 units, all of which were single family homes.
- ° Total starts for the year declined 40% compared to the same period 1984 due entirely to decreases in single family starts.
- ° Housing under construction increased 5% from the month before to 812 units. However, inventory of newly completed units decreased slightly to 262 while the rate of absorption remained fairly steady at 37%.
- ° In the resale market, the number of houses sold rose 39% to 876 units over the same month last year.
- ° The average selling price increased to \$74,698 last month, a 4% increased from the month before. The new house price index remained at 78.6 in April after three consecutive months of decline.

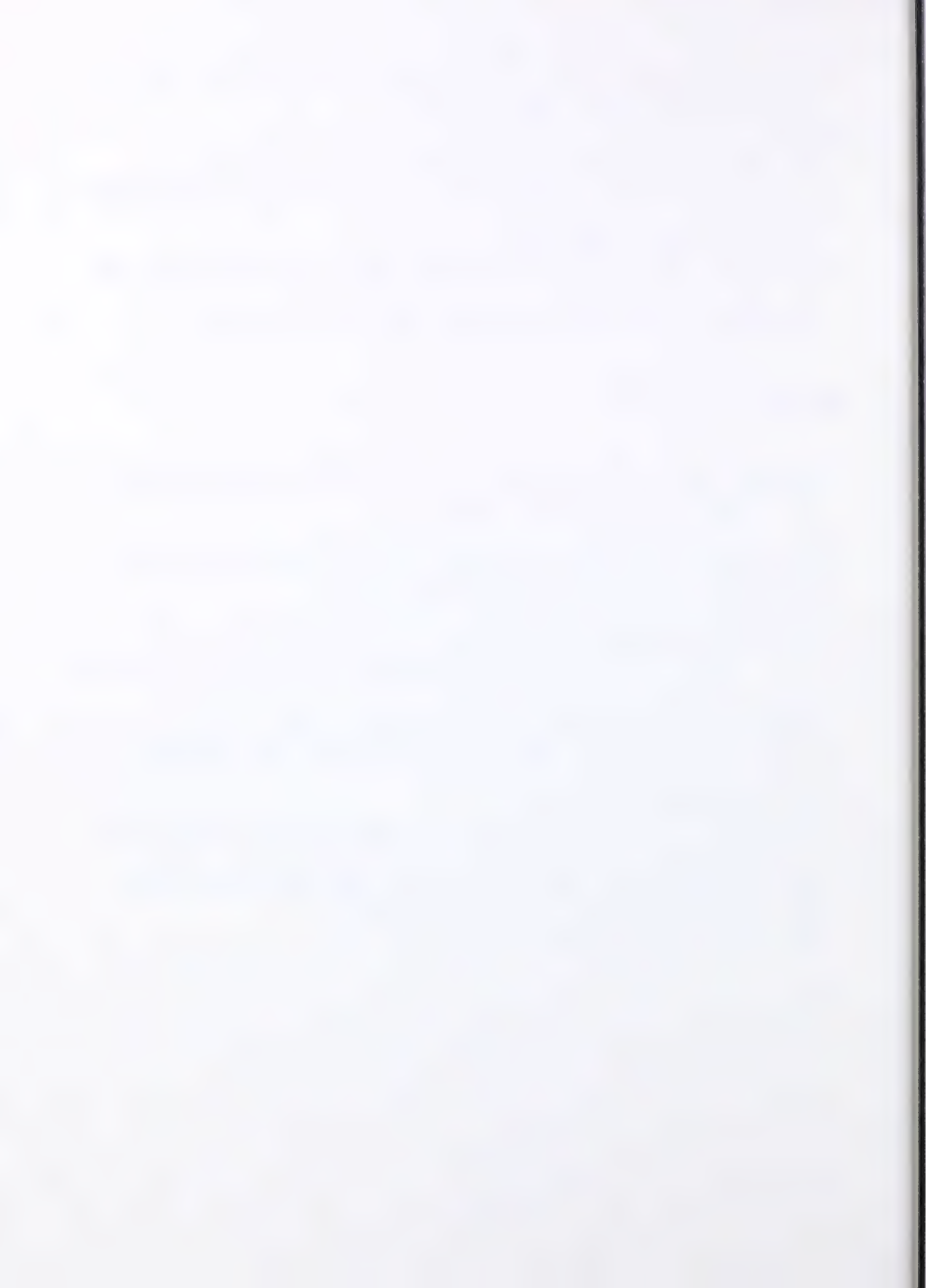




TABLE 1

MAY-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	202	0	0	0	202	-34
CAMROSE	5	0	0	0	5	150
EDMONTON M.A.	185	0	0	0	185	-34
FORT MCMURRAY	30	0	0	0	30	275
GRANDE PRAIRIE	17	0	0	0	17	143
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	14	0	0	5	19	-30
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	-85
MEDICINE HAT	3	0	0	0	3	-73
RED DEER	19	0	10	0	29	-3
SPRUCE GROVE	1	0	0	0	1	-86
TOTAL	478	0	10	5	493	-29

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 1  
CUMULATIVE HOUSING STARTS  
CALGARY AND EDMONTON

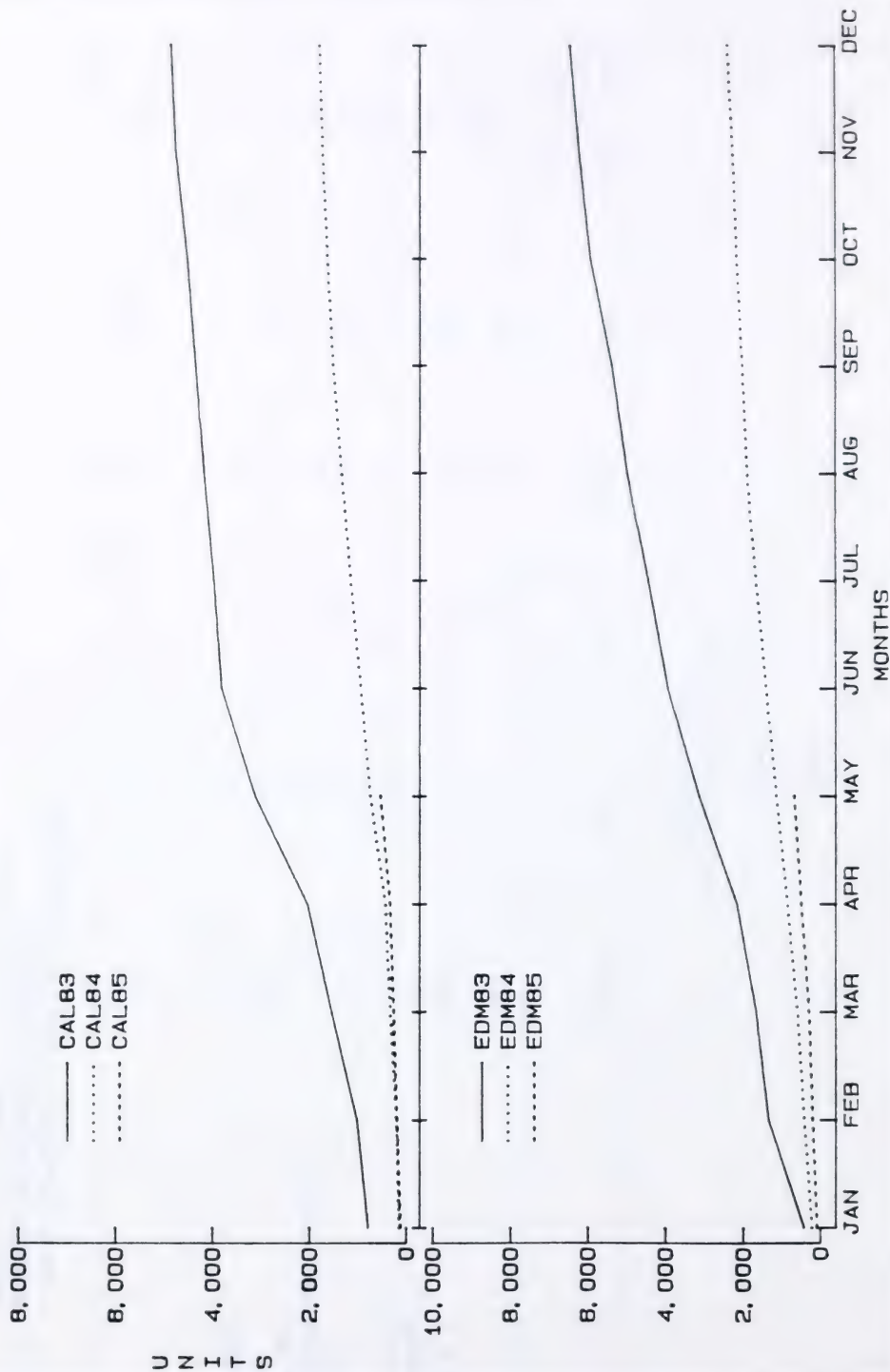


TABLE 2

MAY-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMI'S		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
CALGARY	695	530	2	0	40	5	0	0	737	535
CAMROSE	5	10	0	0	0	0	0	0	5	10
EDMONTON M.A.	976	653	12	0	146	0	0	28	1134	681
FORT MCMURRAY	25	70	0	0	0	0	0	0	25	70
GRANDE PRAIRIE	30	34	4	0	0	0	0	0	34	34
LEDUC	8	7	0	0	0	0	0	0	8	7
LETHBRIDGE	77	31	10	4	0	0	0	9	87	44
LLOYDMINSTER(ALTA. PART)	21	35	0	0	8	0	0	25	29	60
MEDICINE HAT	37	11	2	0	0	0	0	0	39	11
RED DEER	66	51	0	2	11	16	4	0	81	69
SPRUCE GROVE	29	10	0	0	0	0	0	0	29	10
TOTAL	1969	1442	30	6	205	21	4	62	2208	1531
PERCENT CHANGE BY TYPE		-27		-80		-90		1450		-31

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2  
TOTAL NUMBER OF STARTS EACH MONTH  
URBAN ALBERTA

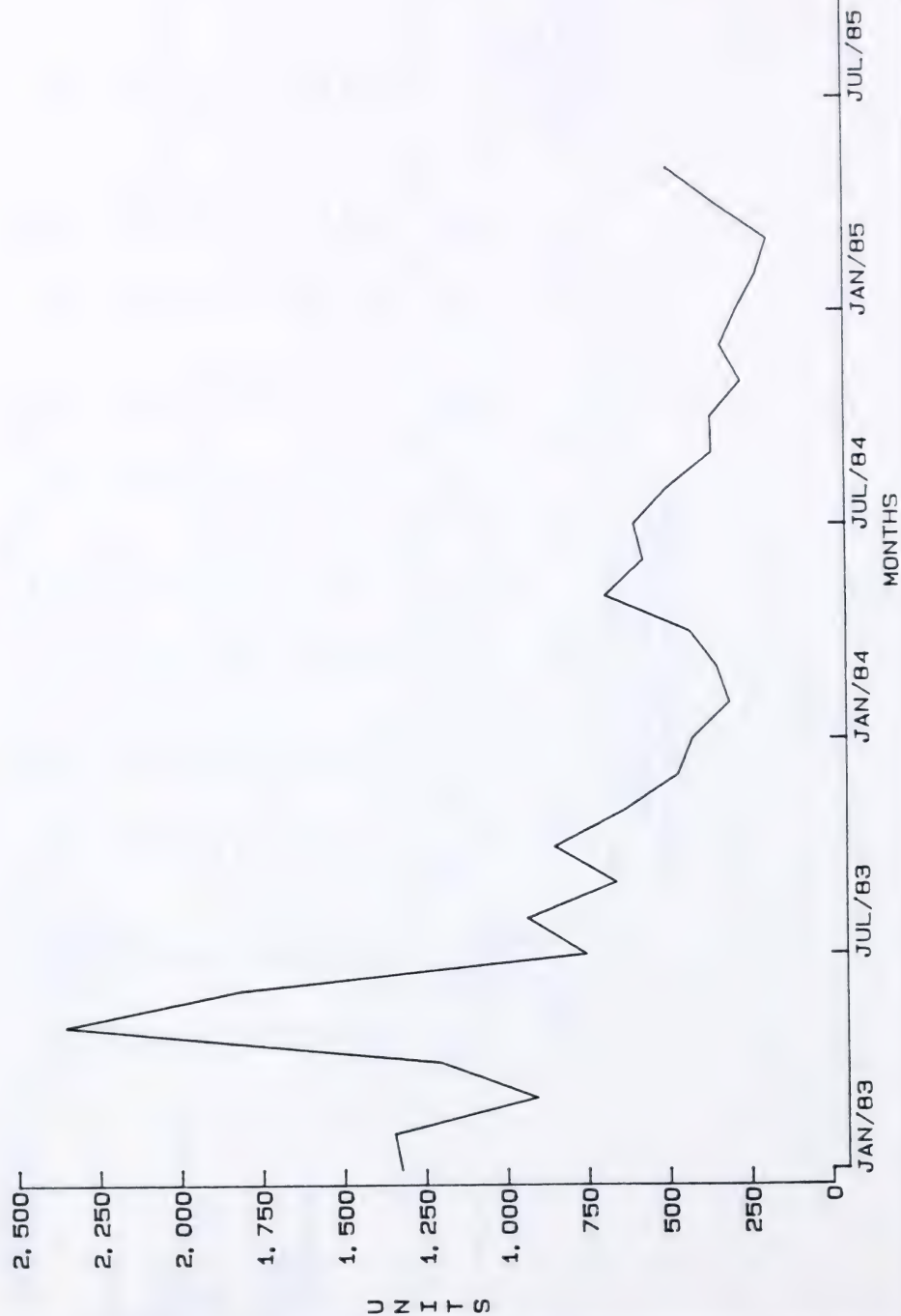


TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574		
JULY	602		
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	1531	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

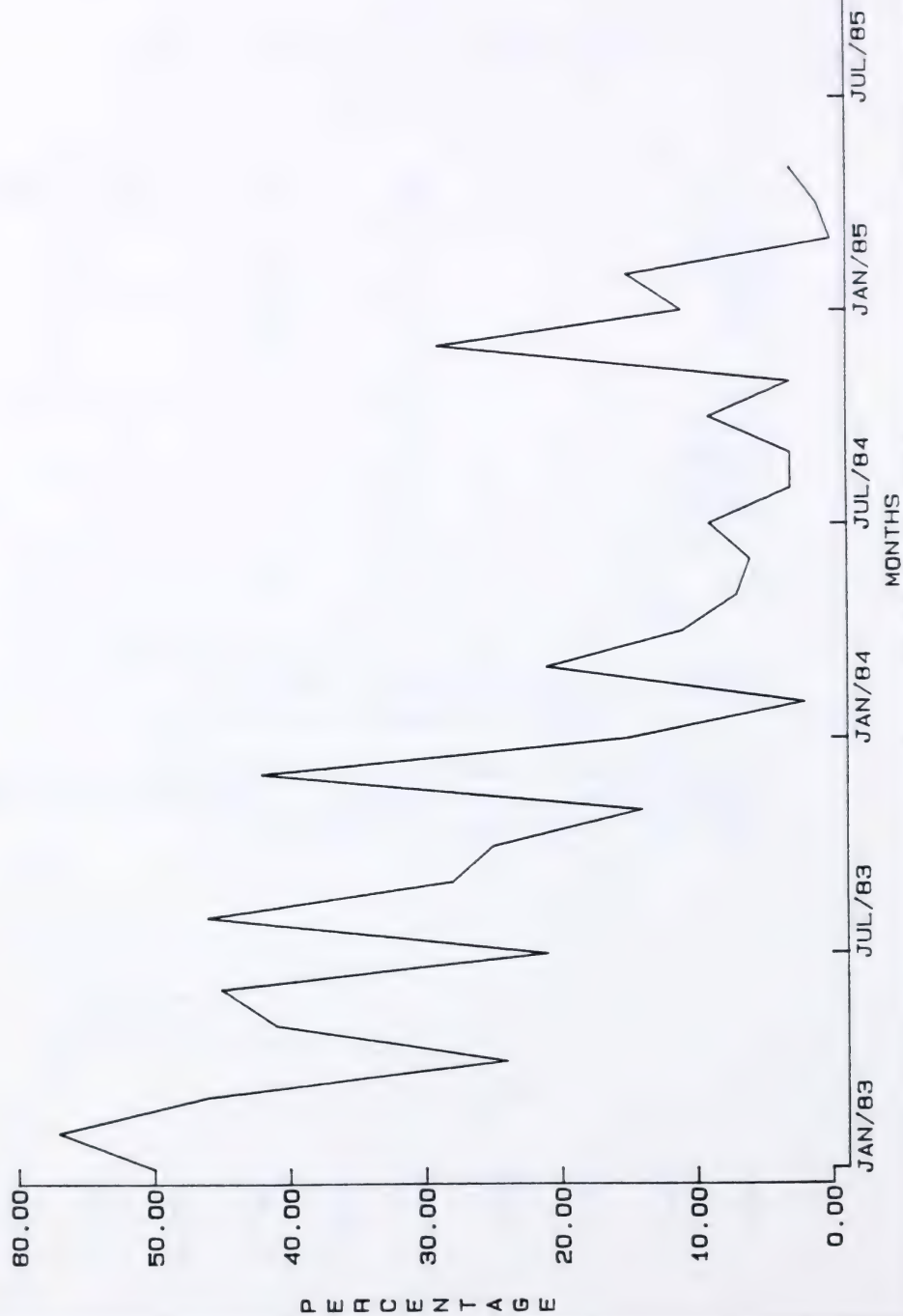




TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

-----  
1984-1985  
-----

1984

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
	-----	-----	-----	-----
TOTAL	5210	4714	496	10

-----

1985

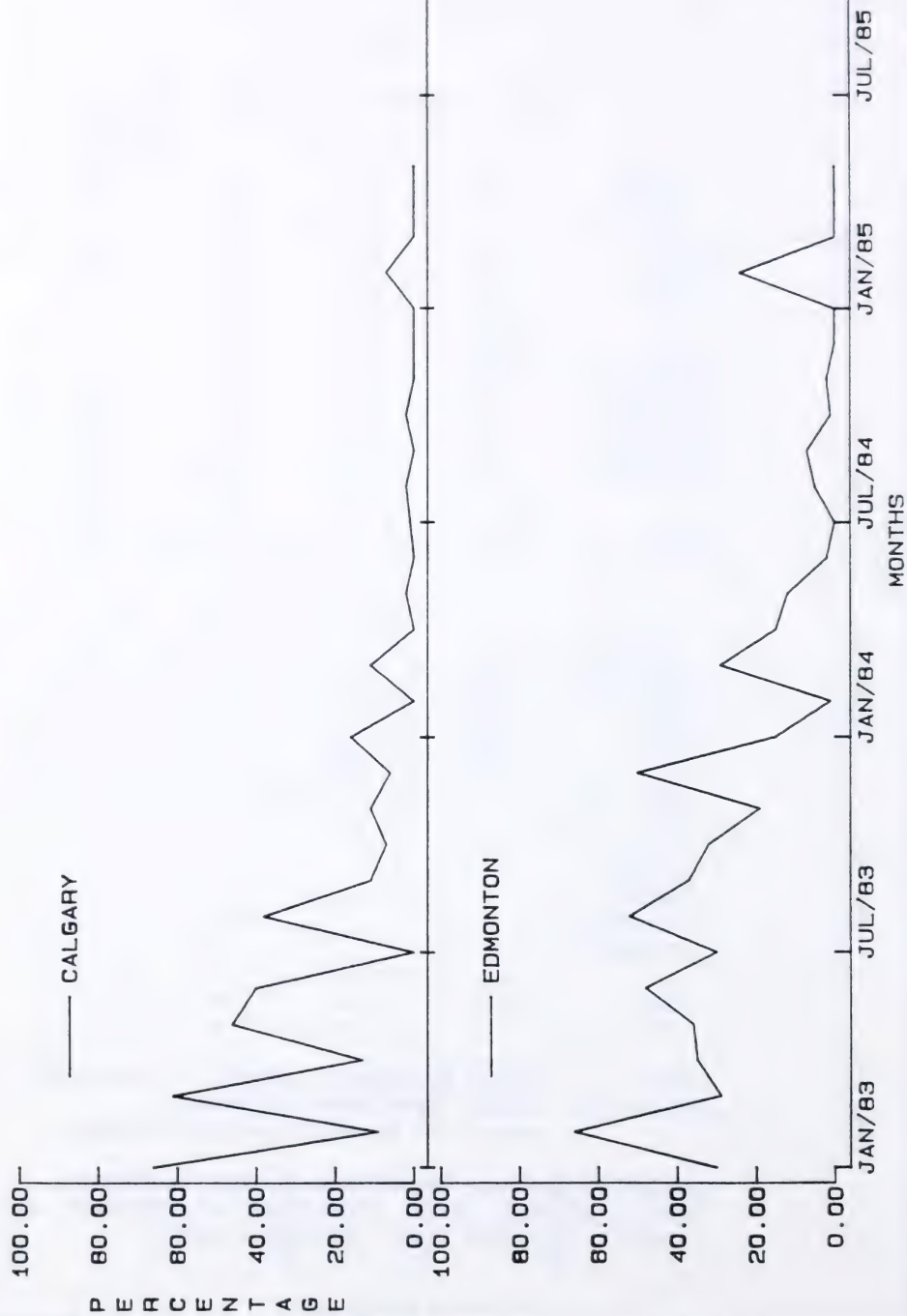
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
	-----	-----	-----	-----
TOTAL	1531	1442	89	

-----

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY



# SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

## CALGARY

1984

EDMONTON(METRO)

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	142	119	23	16	JANUARY	220	188	32	15
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1
MARCH	127	113	14	11	MARCH	173	122	51	29
APRIL	105	105	0	0	APRIL	258	219	39	15
MAY	306	301	5	2	MAY	279	245	34	12
JUNE	202	202	0	0	JUNE	268	264	4	1
JULY	209	207	2	1	JULY	257	257	0	0
AUGUST	192	188	4	2	AUGUST	221	209	12	5
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	9	7
OCTOBER	119	115	4	3	OCTOBER	146	144	2	1
NOVEMBER	102	102	0	0	NOVEMBER	101	99	2	2
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0
TOTAL	1803	1751	52	3	TOTAL	2384	2197	187	8

## CALGARY

1985

EDMONTON(METRO)

JANUARY	118	118	0	0	JANUARY	90	90	0	0
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24
MARCH	66	66	0	0	MARCH	90	90	0	0
APRIL	76	76	0	0	APRIL	200	200	0	0
MAY	202	202	0	0	MAY	185	185	0	0
JUNE					JUNE				
JULY					JULY				
AUGUST					AUGUST				
SEPTEMBER					SEPTEMBER				
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
TOTAL	535	530	5		TOTAL	681	653	28	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

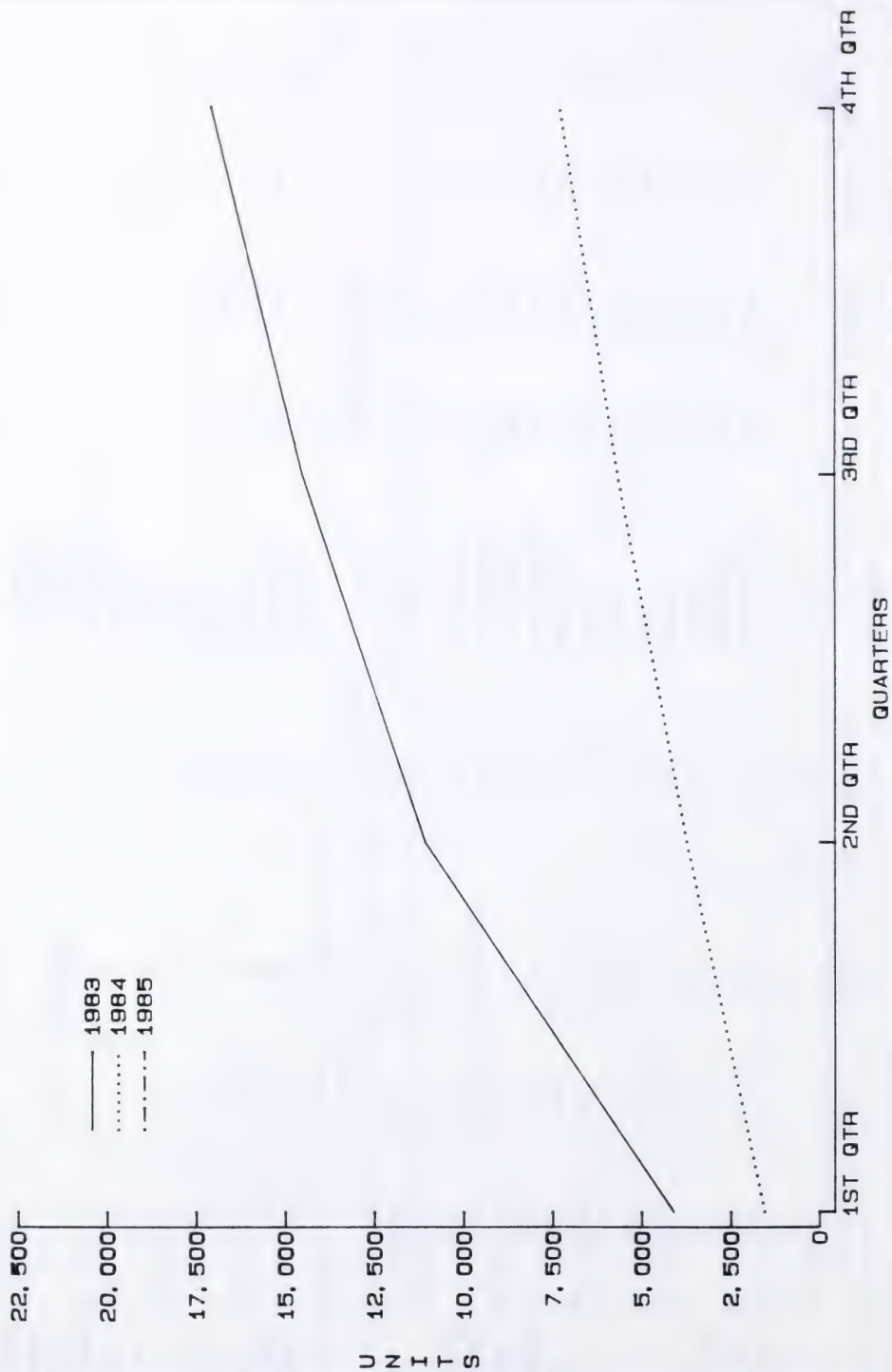


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

	1984 - 1985	
	1984	1985
	PERCENT CHANGE	
FIRST QUARTER	1548	873
SECOND QUARTER	2186	
THIRD QUARTER	1947	
FOURTH QUARTER	1614	
	-----	-----
TOTAL	7295	873

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING

MARKET AND ECONOMIC ANALYSIS BRANCH



TABLE 7

MAY-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	101	0	0	0	101	-64
CAMROSE	0	0	0	0	0	100
EDMONTON M.A.	141	0	0	0	141	-57
FORT MCMURRAY	8	0	0	0	8	60
GRANDE PRAIRIE	5	0	0	0	5	400
LEEDUC	0	0	0	0	0	-100
LETHBRIDGE	8	4	0	5	17	-11
LLOYDMINSTER (ALTA. PART)	8	0	0	30	38	245
MEDICINE HAT	6	0	0	0	6	-68
RED DEER	6	0	0	0	6	-57
SPRUCE GROVE	3	0	0	0	3	-50
TOTAL	286	4	0	35	325	-52

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH



TABLE 8

MAY-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	539	0	0	35	574	-67
CAMROSE	6	0	0	65	71	2267
EDMONTON M.A.	478	0	64	270	812	-64
FORT MCMURRAY	55	0	0	0	55	358
GRANDE PRAIRIE	27	0	0	0	27	29
LEDUC	5	0	0	0	5	-93
LETHBRIDGE	48	4	0	9	61	-61
LLOYDMINSTER(ALTA. PART)	19	0	0	25	44	100
MEDICINE HAT	14	0	0	30	44	-58
RED DEER	38	2	16	0	56	-85
SPRUCE GROVE	4	0	0	0	4	-60
TOTAL	1233	6	80	434	1753	-63

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 6  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

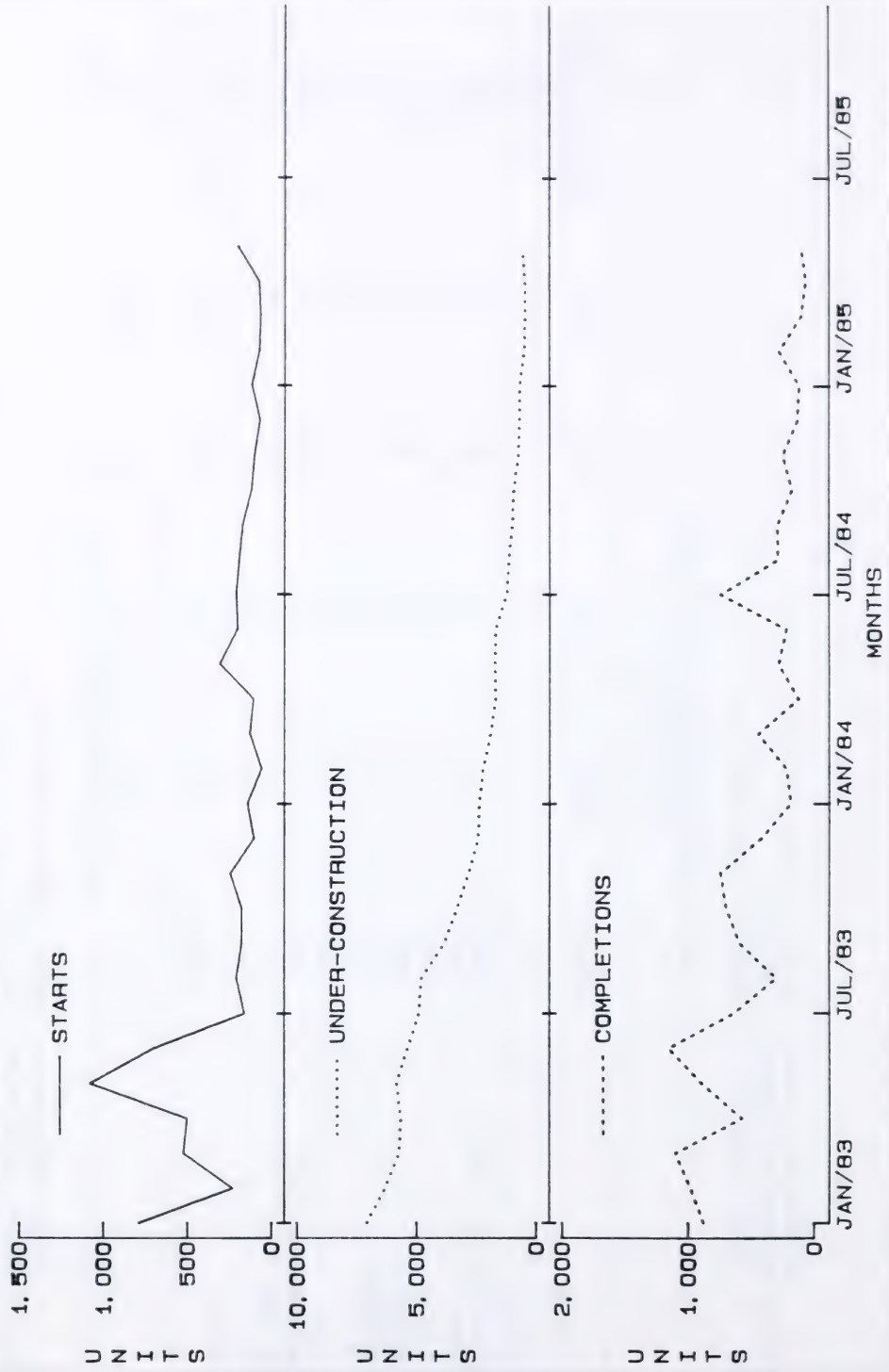


TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

----- 1984 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
----- 1985 -----			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

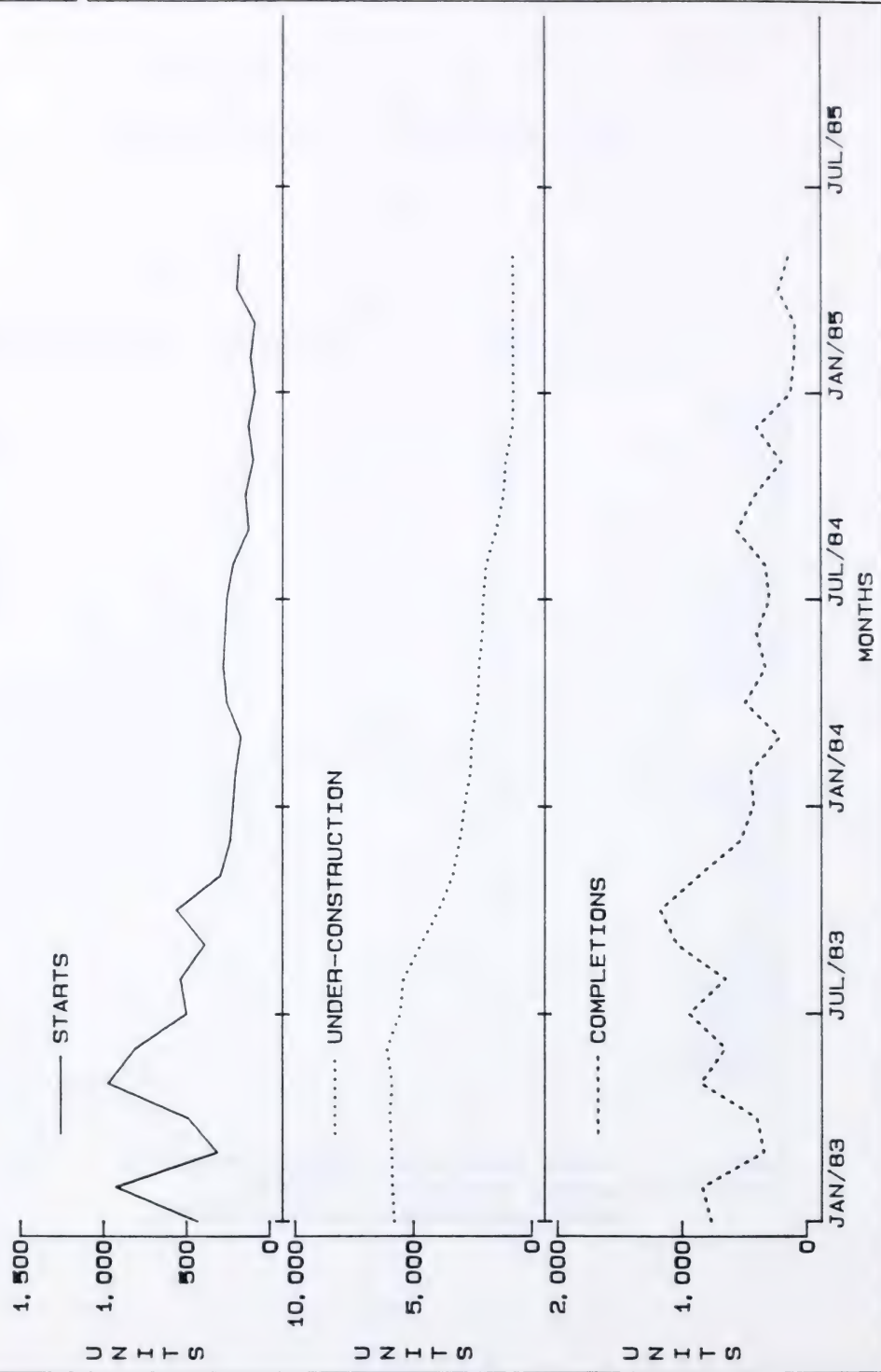


TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
1985			
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	812
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

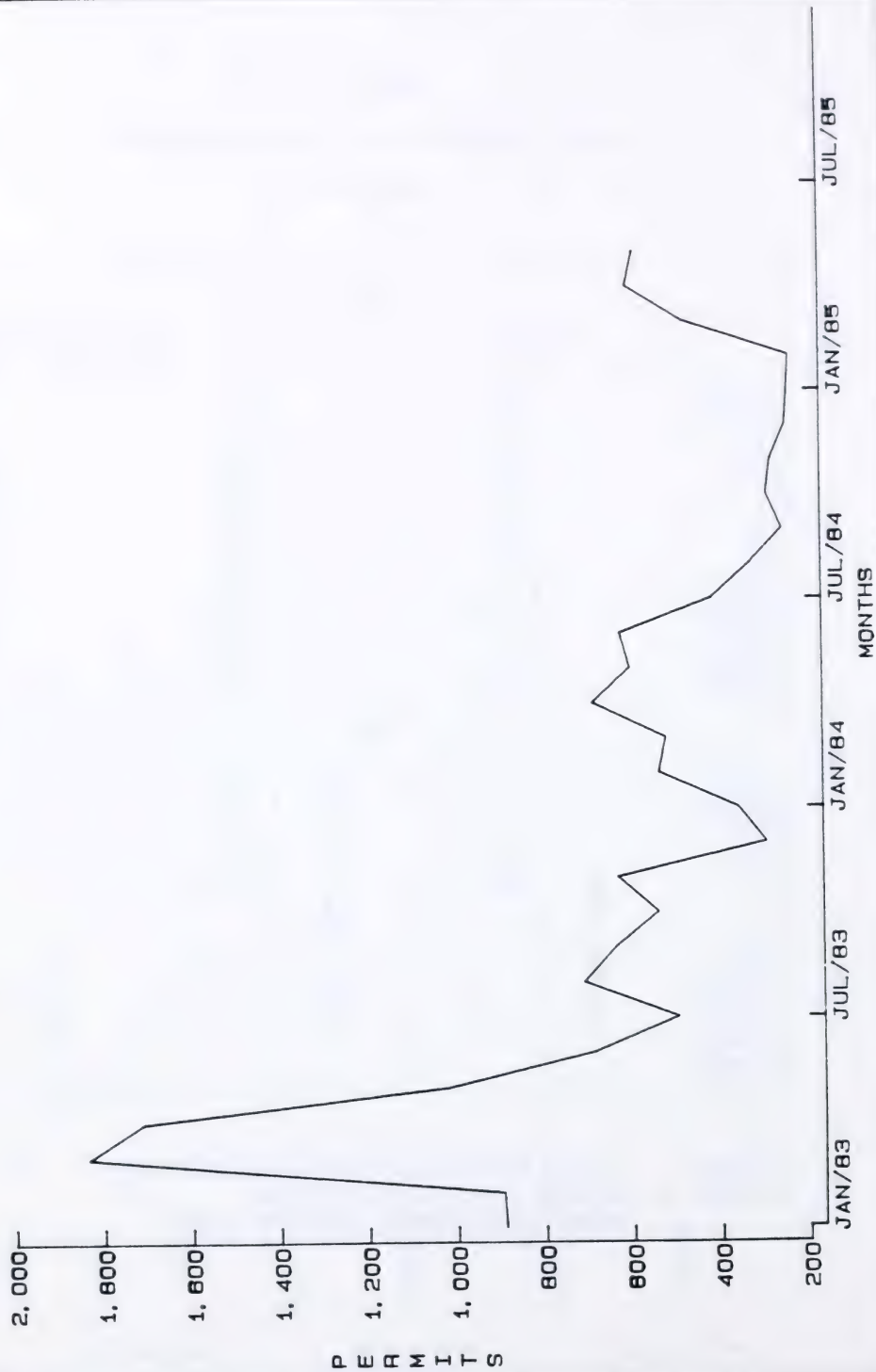




TABLE 11

MAY-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	202	0	0	0	202	7
CAMROSE	2	0	0	0	2	-50
EDMONTON M.A.	266	4	3	0	273	18
FORT MCMURRAY	37	0	0	0	37	-38
GRANDE PRAIRIE	8	0	0	0	8	-20
LEDUC	5	0	0	0	5	25
LETHBRIDGE	17	0	0	0	17	-19
LLOYDMINSTER(ALTA. PART)	18	0	0	0	18	64
MEDICINE HAT	7	0	0	0	7	250
RED DEER	15	0	0	0	15	-56
SPRUCE GROVE	2	0	0	0	2	-67
TOTAL	579	4	3	0	586	-3

SOURCE: ALBERTA BUREAU OF STATISTICS  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 9  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

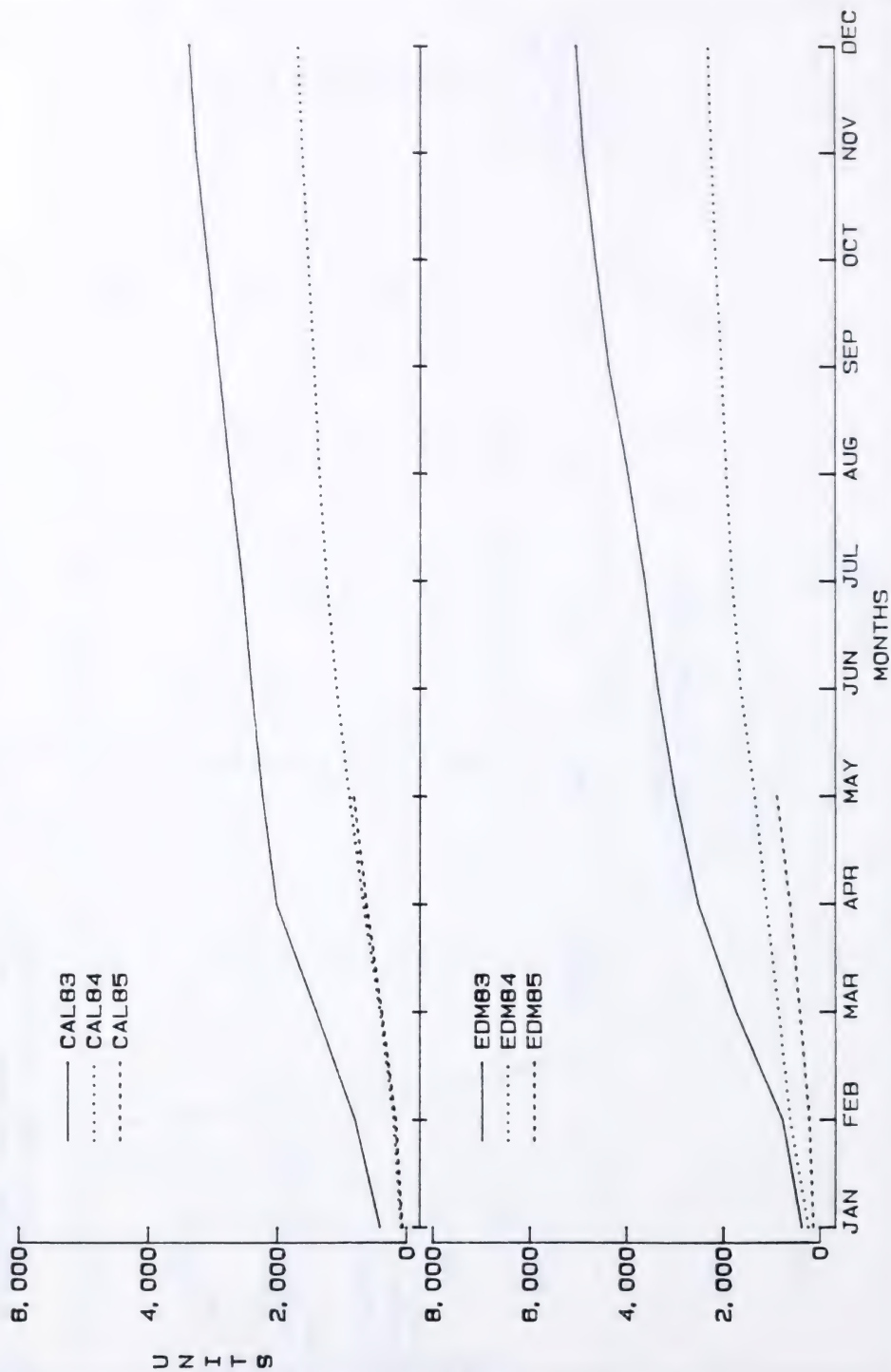


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA.PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
JANUARY	85	65	0	2	239	139	1	3	1	5	1	2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196	168	0	2	622	228	4	17	3	8	2	3	25	7	8	26	10	2	20	11	5	2
MARCH	402	383	2	4	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31	9	5
APRIL	670	618	17	9	1118	623	15	67	17	34	3	9	112	37	32	82	33	10	62	59	24	6
MAY	888	820	21	11	1350	896	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	8
JUNE	1087		23		1642		92		43		7		161		92		42		106		34	
JULY	1245		26		1815		111		50		8		175		115		43		114		42	
AUGUST	1360		30		1934		129		56		11		186		145		50		123		47	
SEPTEMBER	1442		31		2034		137		62		11		194		147		84		132		50	
OCTOBER	1534		35		2161		150		69		11		200		169		89		142		52	
NOVEMBER	1629		39		2246		162		74		12		202		235		94		145		52	
DECEMBER	1701		107		2309		163		77		13		210		250		96		152		56	
PERCENT CHANGE	8		48		34		39		56		100		59		133		51		23		73	
TOTAL																						
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE									
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134										
1985	239	474	951	1554	2140								21									

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

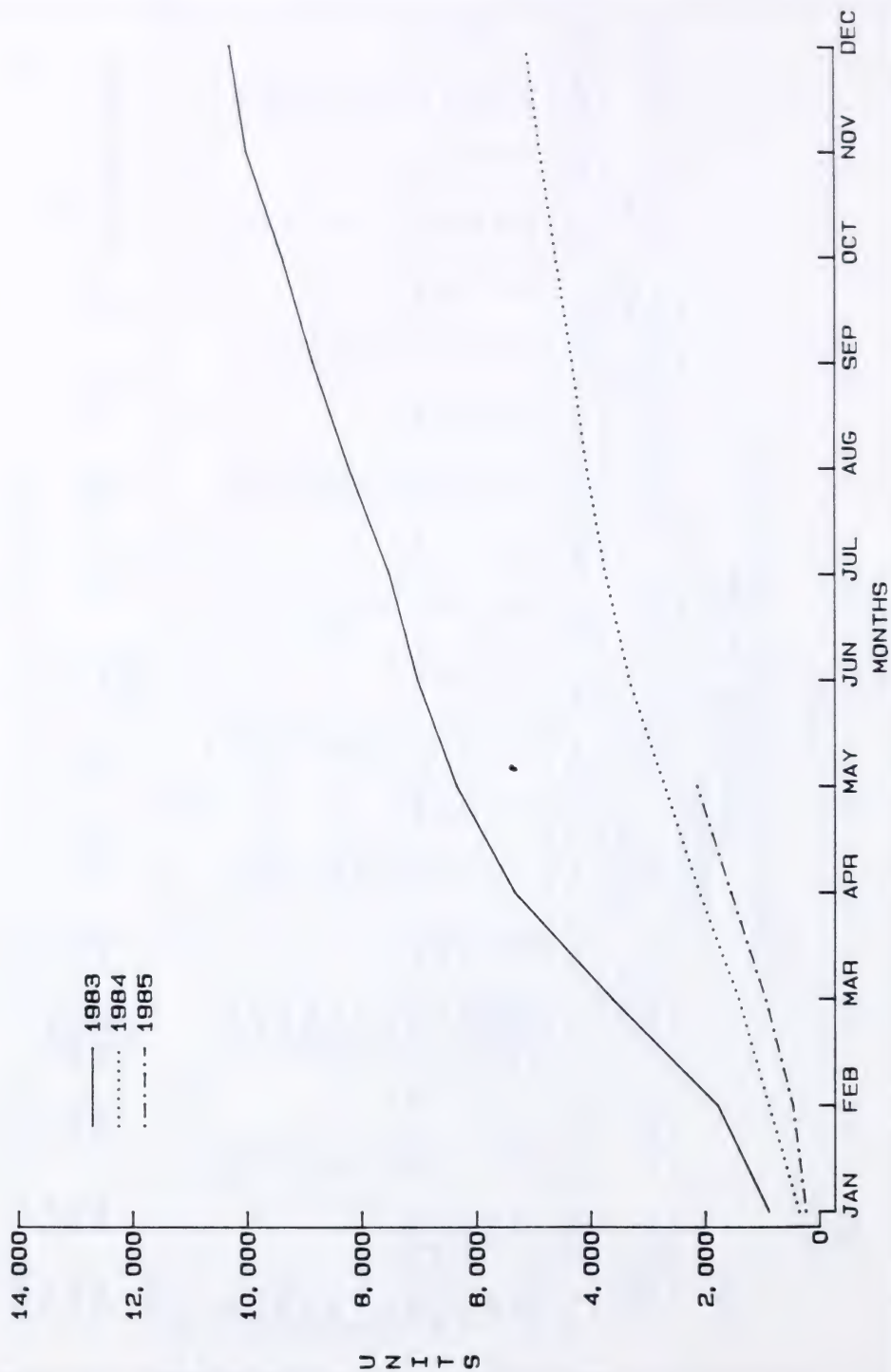


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687	603	-12
MAY	602	586	-3
JUNE	624		
JULY	415		
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	2140	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE



FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

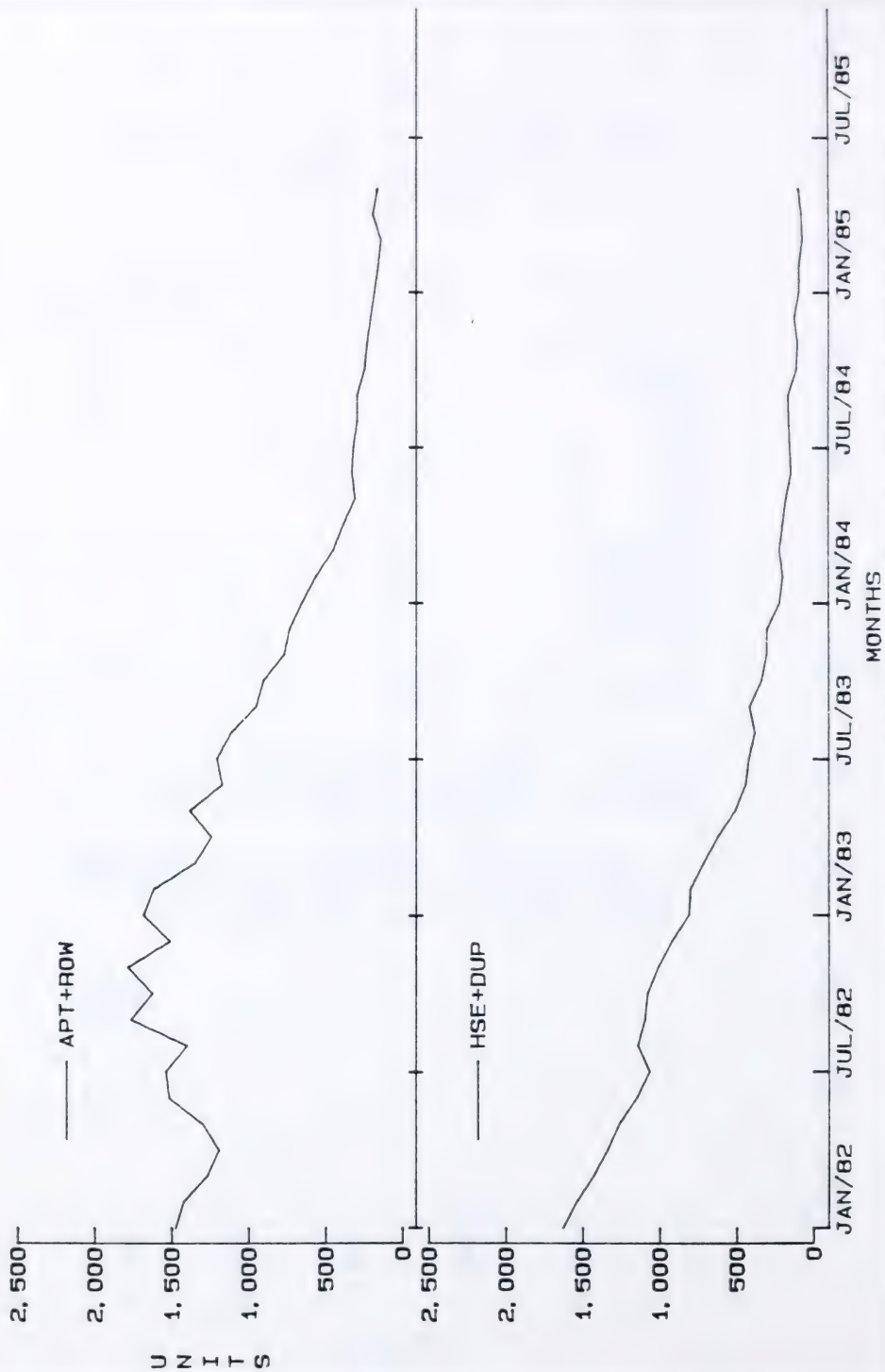




TABLE 14

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----1984-----					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
-----1985-----					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	97	165	262	141	37
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

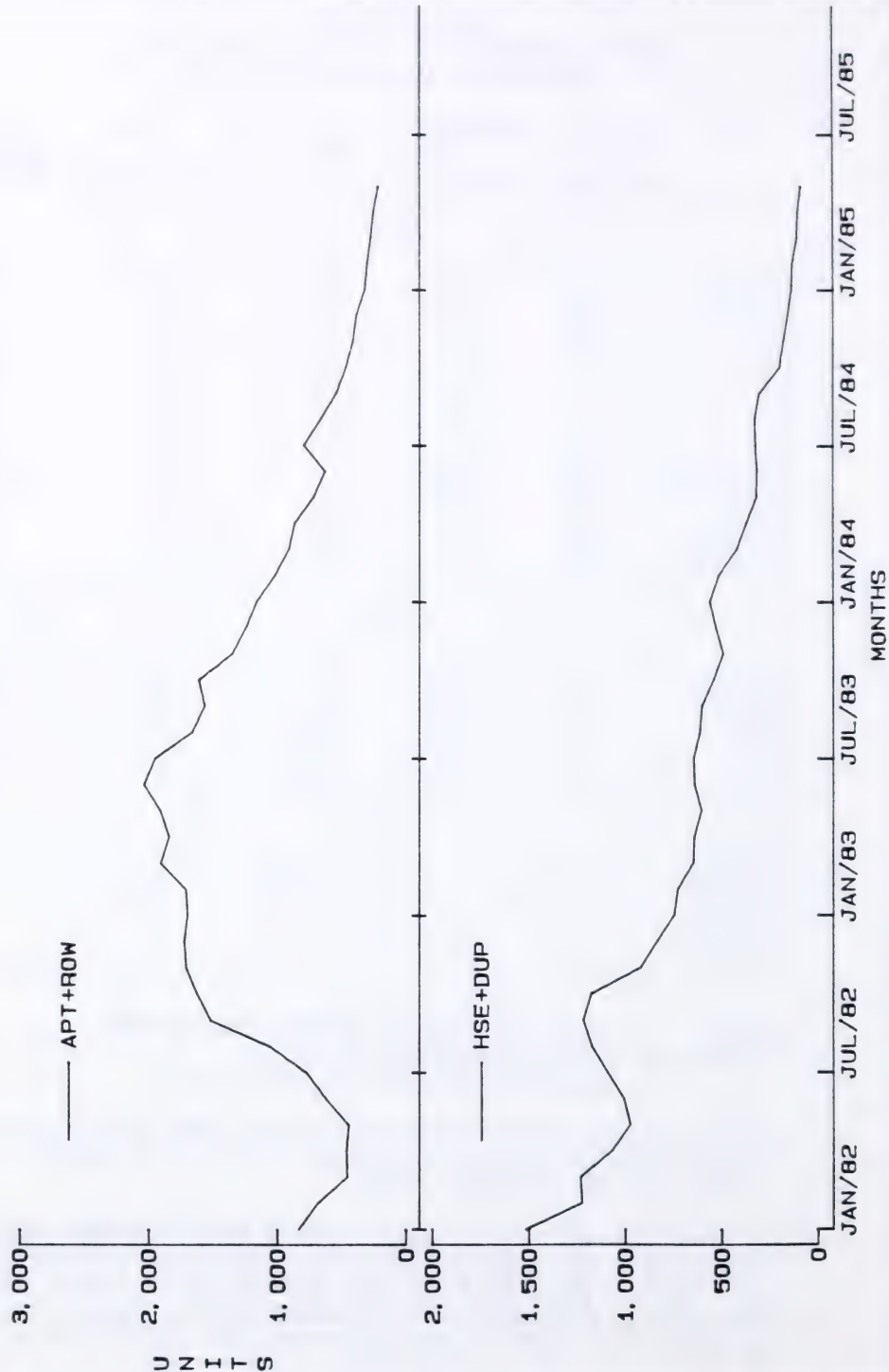


TABLE 15

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
-----					
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

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UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

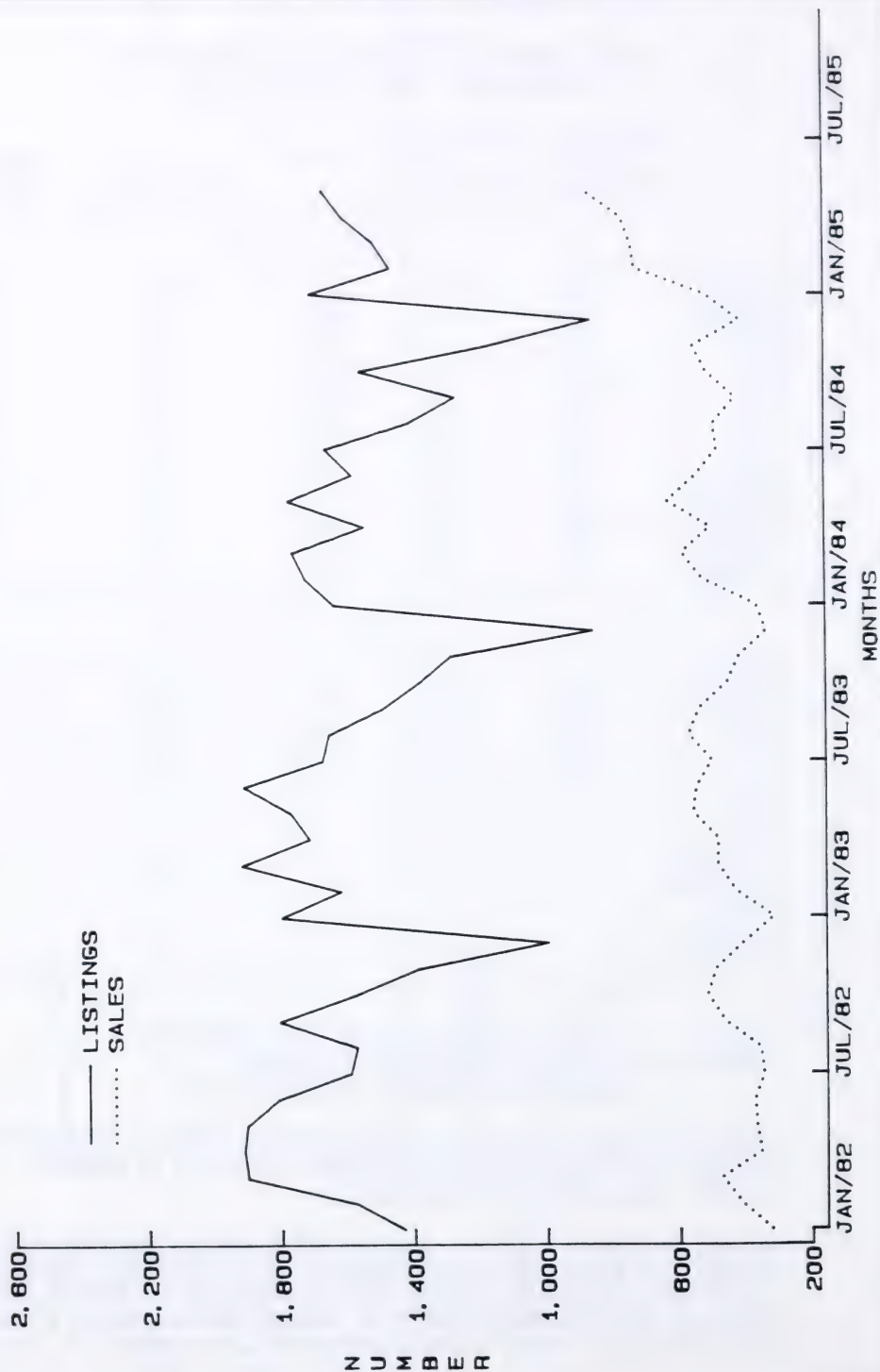


TABLE 16

## RESIDENTIAL LISTINGS, SALES AND PRICE

## EDMONTON

-----				
1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1548	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
-----				
1985				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
-----				
SOURCE:	EDMONTON REAL ESTATE BOARD			
PREPARED BY:	ALBERTA DEPARTMENT OF HOUSING			
	MARKET AND ECONOMIC ANALYSIS BRANCH			



FIGURE 14  
LISTINGS AND SALES  
CALGARY

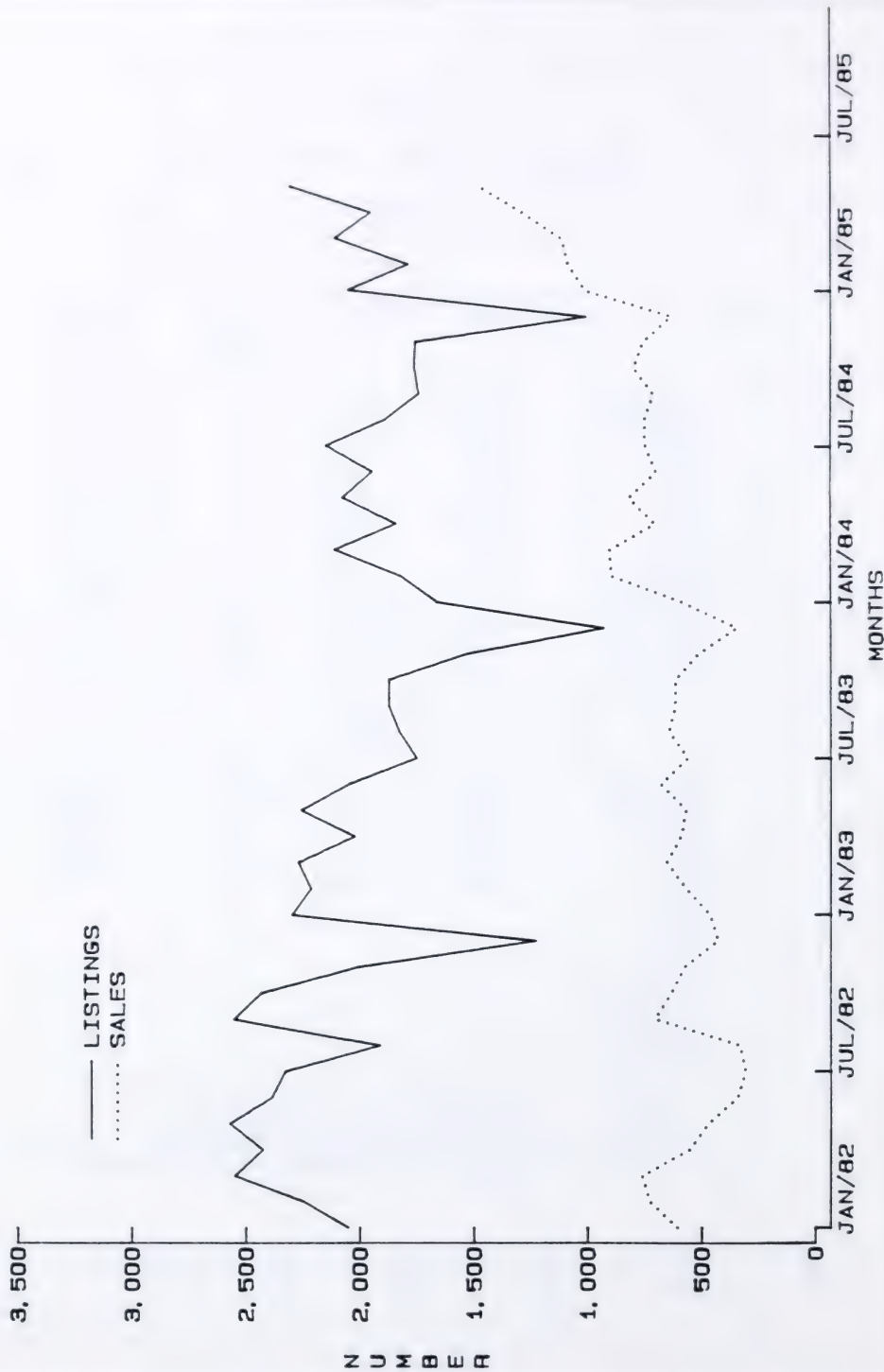




TABLE 17

## RESIDENTIAL LISTINGS, SALES AND PRICE

## CALGARY

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
1985				
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

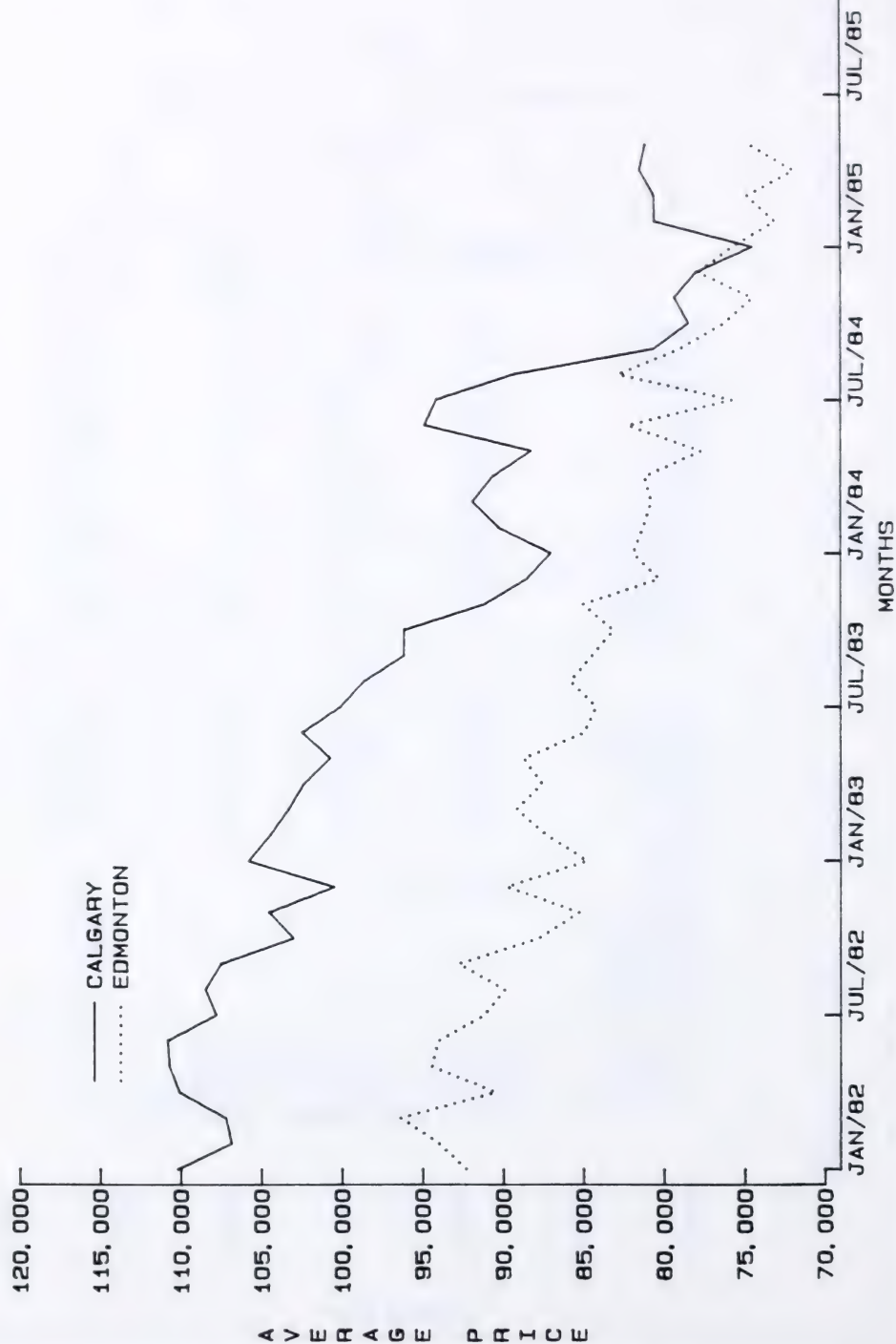
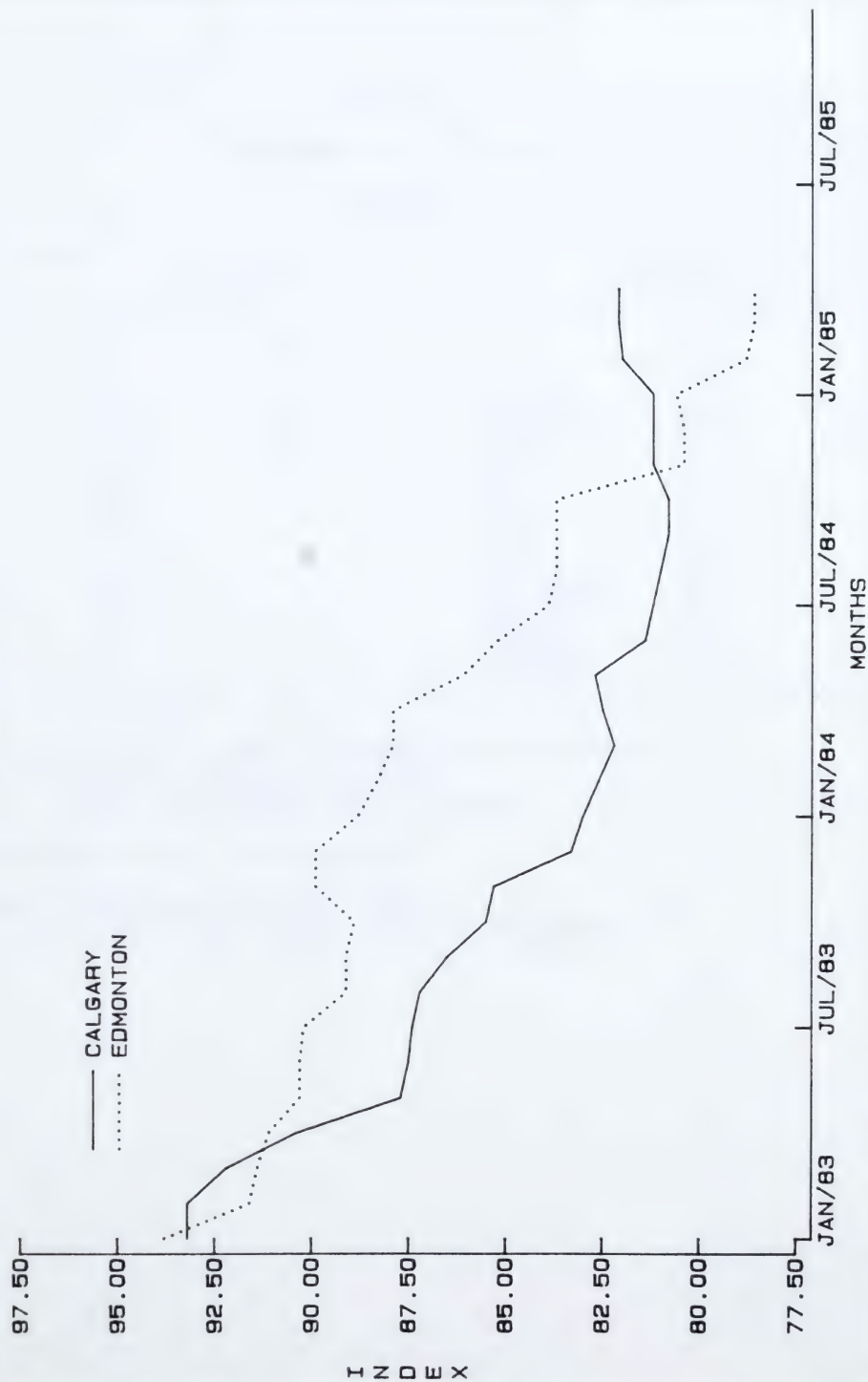


FIGURE 18  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)



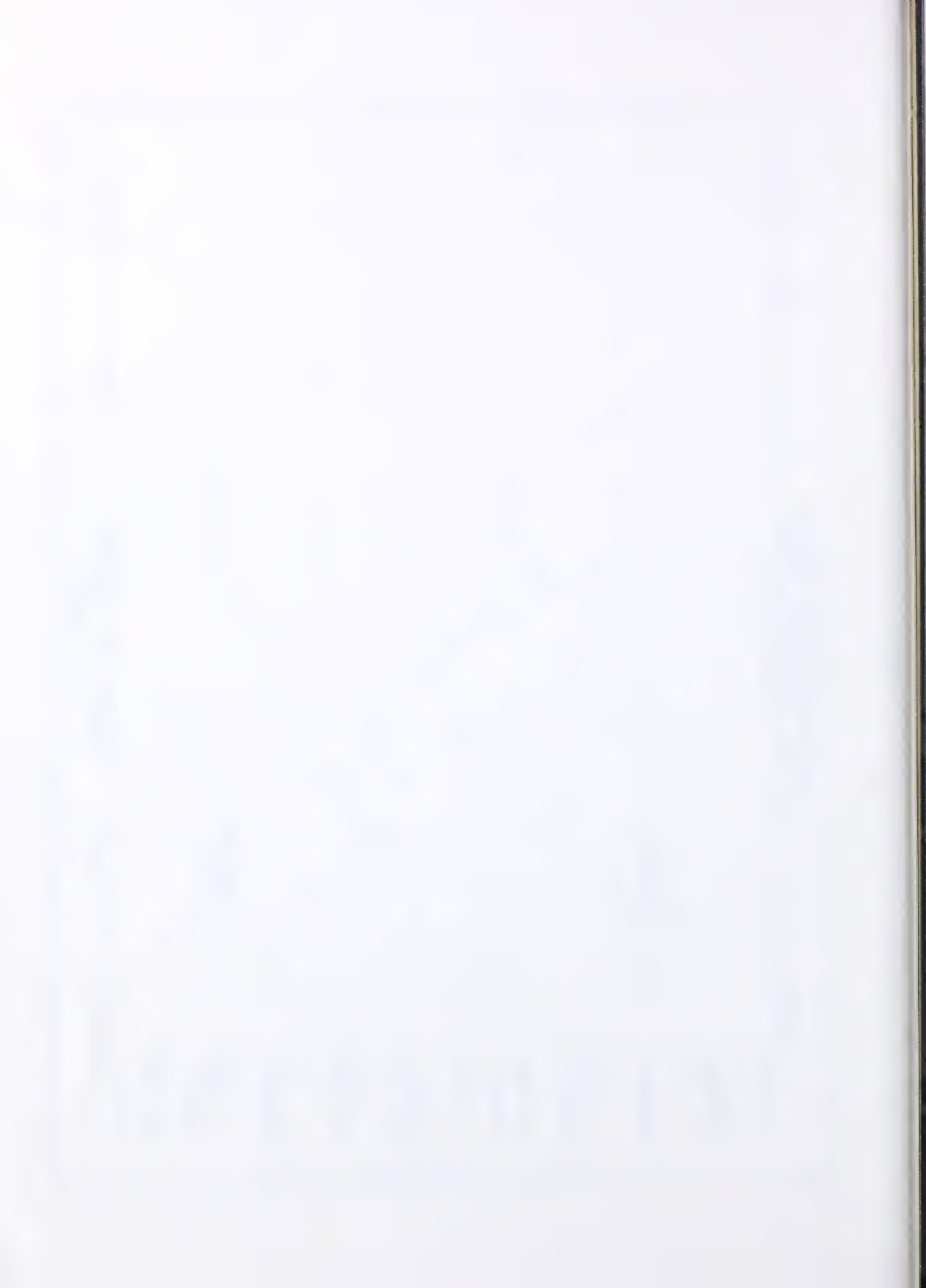


TABLE 18  
NEW HOUSING PRICE INDICES\*  
1981=100

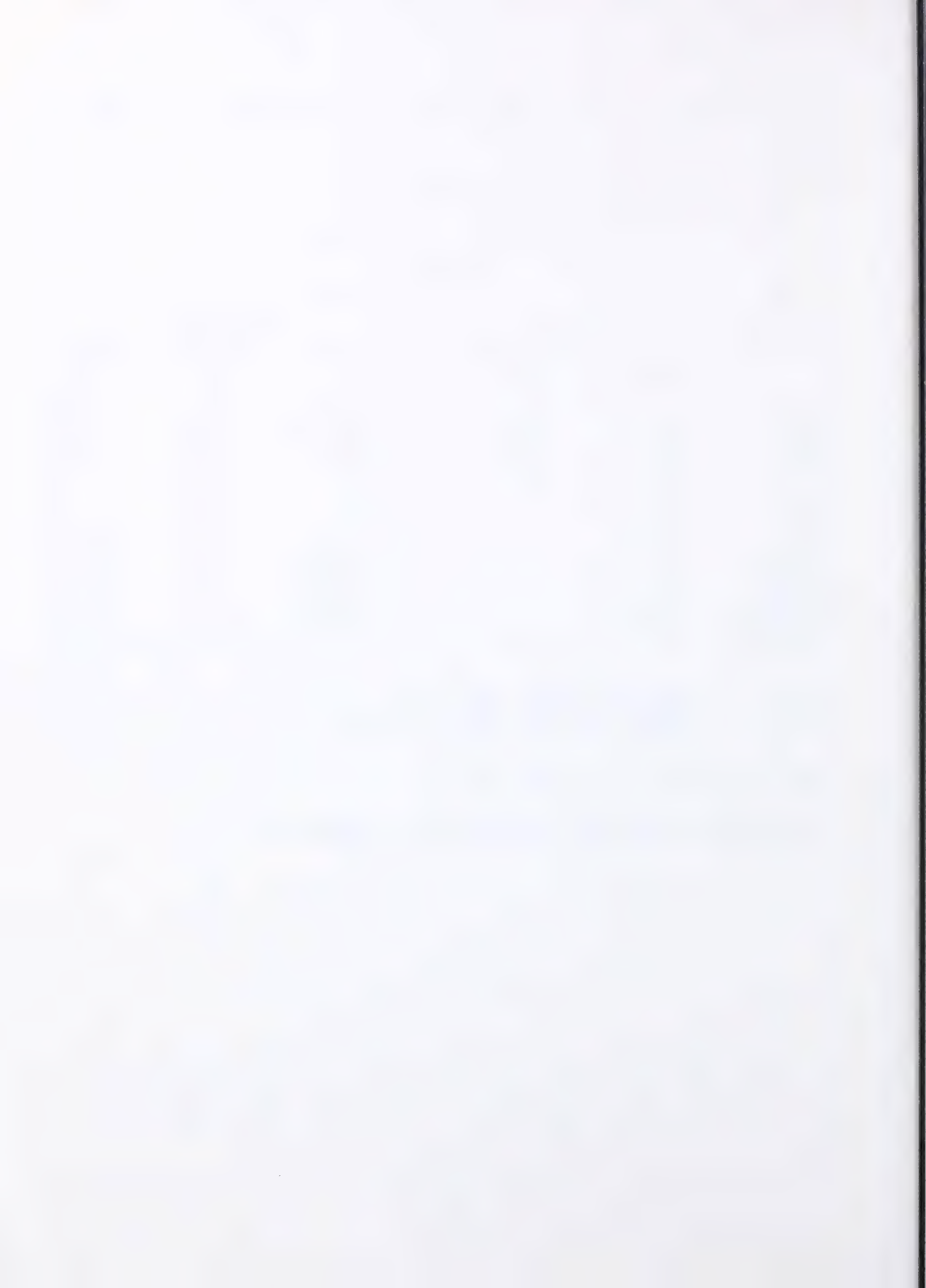
CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7		MAY	86.1	
JUNE	81.4		JUNE	85.2	
JULY	81.2		JULY	83.9	
AUGUST	81.0		AUGUST	83.7	
SEPTEMBER	80.8		SEPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS





128  
AUG 12 1985

# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

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JUNE 1985

**Alberta**  
DEPARTMENT OF HOUSING



RESIDENTIAL CONSTRUCTION  
IN ALBERTA

JUNE 1985

ALBERTA  
DEPARTMENT OF HOUSING

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## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	<b>1</b>
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24





**D. Newly Completed and Unoccupied Dwellings**

Table 14:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	27
Table 15:	Newly Completed and Unoccupied Dwellings by Month - Calgary	29

\* \* \* \*

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	26
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	28

**E. Multiple Listings Service (M.L.S.)**

Table 16:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	31
Table 17:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	33

\* \* \* \*

Figure 13:	Listings and Sales - Edmonton	30
Figure 14:	Listings and Sales - Calgary	32
Figure 15:	Average Sales Prices - Calgary and Edmonton	34

**F. New Housing Price Indexes**

Table 18:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	36
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Figure 16:	New Housing Price Indexes in Calgary and Edmonton	35
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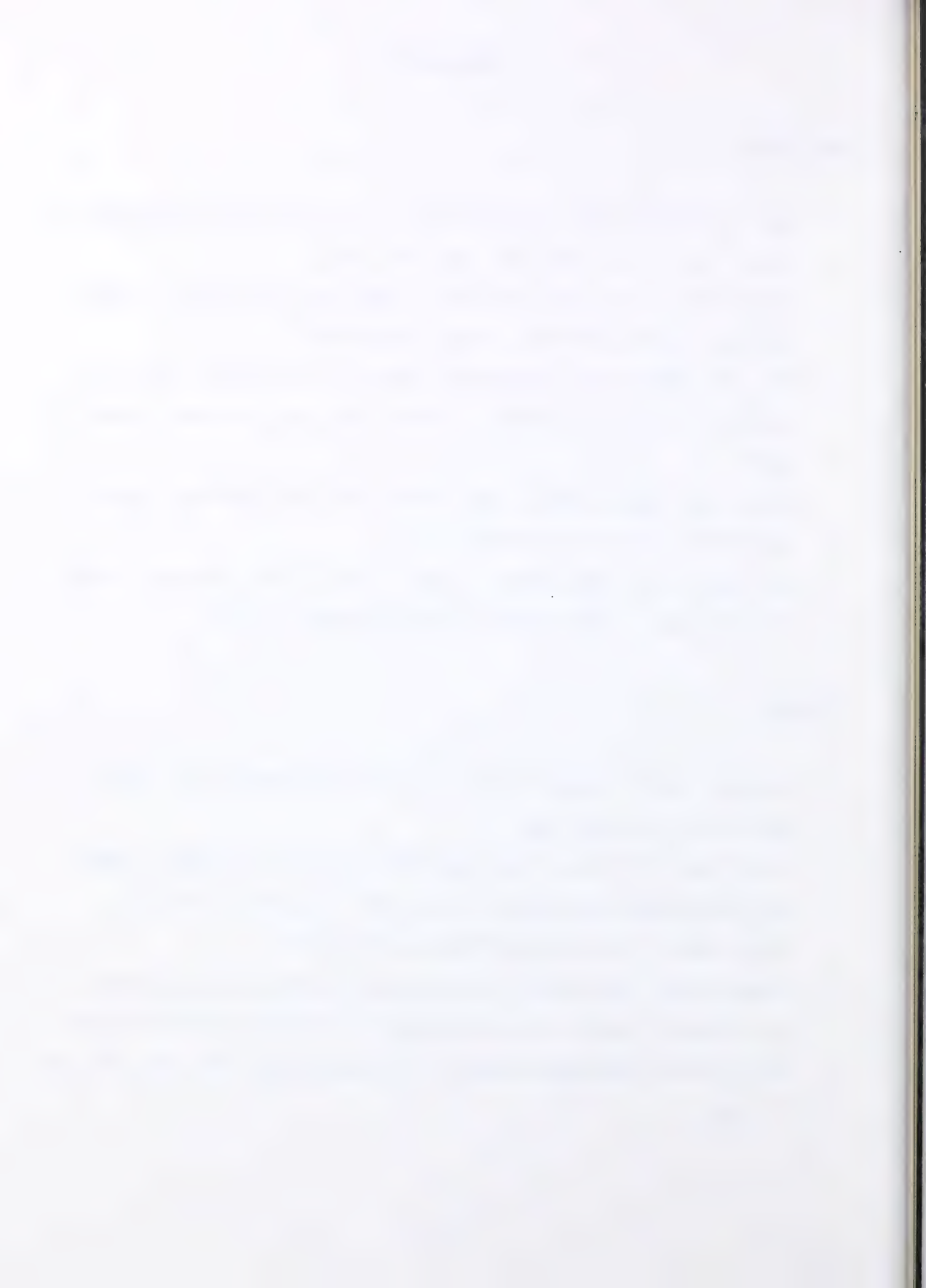
## Highlights

### Urban Alberta

- ° Housing starts in June increased again to 558 units from the previous month, but still 3% lower than June 1984 levels.
- ° Total starts to date decreased 25% to 2,089 units from 2,782 for 1984. Multiples declined 39% while singles dropped 23%.
- ° Only Fort McMurray and Lloydminster continued to be the only centres recording increases in housing starts for the first six months of this year.
- ° Units under construction in June increased from last month to 1,994 of which 23% or 469 were apartment units.
- ° The number of building permits issued in Urban Alberta increased to 628 units in June, up 1% compared to the same month last year.

### Calgary

- ° Calgary's starts dropped to 152 units (all single family) last month, a 25% decline from June 1984.
- ° Total starts for the year decreased 27% to 687 units from 939 for 1984. Only 5 multiples were started for the first six months of this year. Single family starts decreased 24% over last year.
- ° Housing under construction increased again to 647 units (35 apartments, 612 singles) from 574 the month before, but inventory of newly completed and unoccupied housing continued to trend downwards to 250 units from 305 in May.



- ° Building permits increased to 226 units (all single family housing) in June, up 12% from the month before, and up 14% from the same month last year.
- ° The resale housing market continued to be extremely active so far this year exceeding the 1981 levels. Sales last month were 89% higher than in 1984. The ratio of sales to listings reached an all-time high to .67 last month.
- ° Despite the record sales, the average resale house price decreased slightly to \$80,730 from \$81,195 last month. However, the new house price index continued to show an upward trend to 82.5 in May.

### Edmonton

- ° Edmonton's housing starts increased 17% to 313 units in June, first time a year-to-year increase has been recorded in many months.
- ° Total starts for the year, however, declined 29% compared to the same period 1984 due entirely to decreases in single family starts.
- ° Housing under construction increased 26% from the month before to 979 units. However, inventory of newly completed units decreased slightly to 255 while the rate of absorption remained fairly steady at 37%, compared to about 45% for all of last year.
- ° In the resale market, the number of houses sold rose 56% over the same month last year to 846 units.
- ° The average selling price increased to \$78,198 last month, a 5% increase from the month before. For the first time in many months, the new house price index showed a slight increase to 78.7 in May.

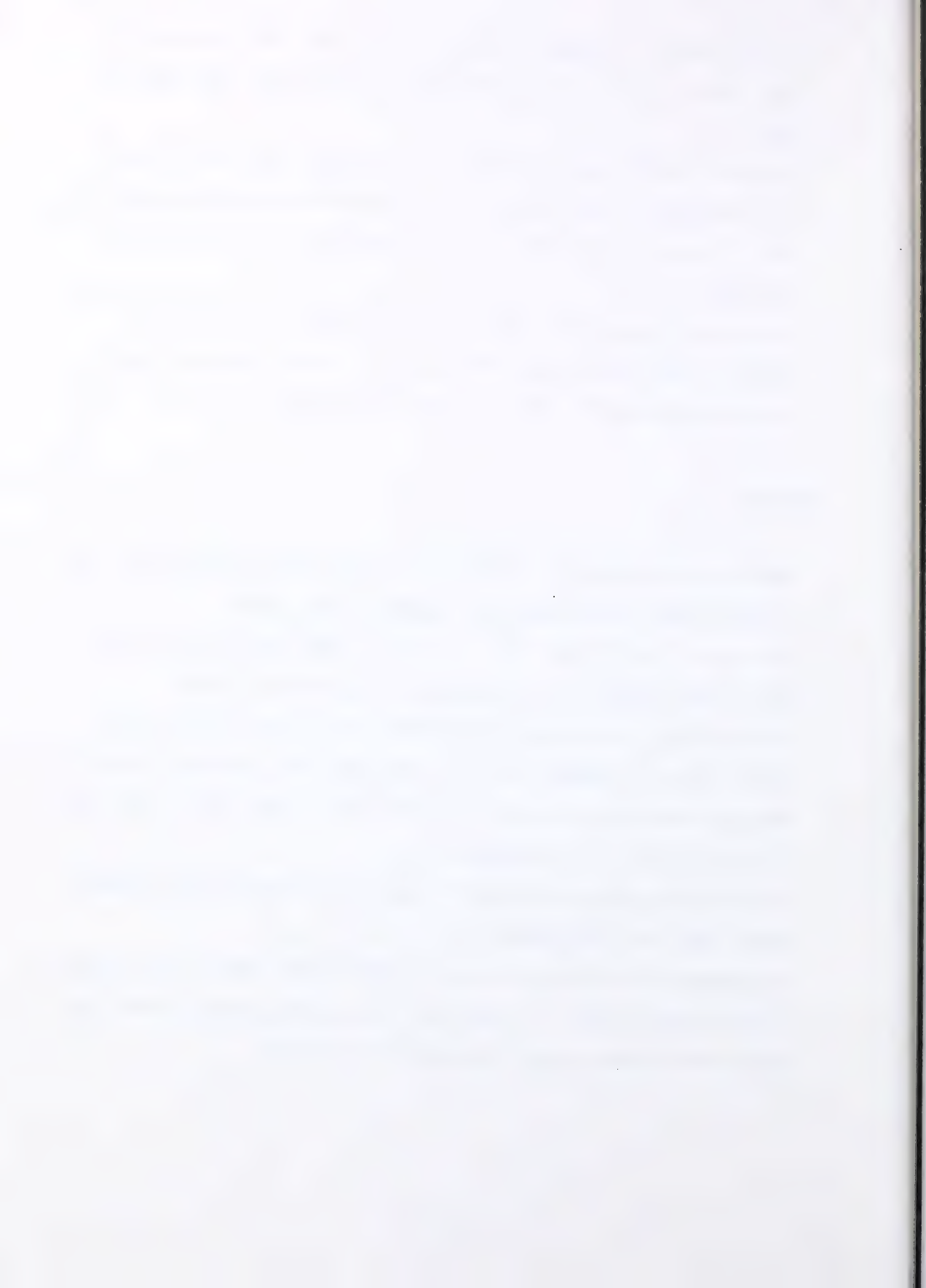




TABLE 1

JUN-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMITES	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	152	0	0	0	152	-25
CANROSE	0	0	0	0	0	-100
EDMONTON M.A.	245	16	21	31	313	17
FORT MCMURRAY	44	0	0	0	44	*
GRANDE PRAIRIE	N/A	N/A	N/A	N/A	N/A	N/A
LEDUC	5	0	0	0	5	25
LETHBRIDGE	12	4	0	4	20	-9
LLOYDMINSTER (ALTA. PART)	3	0	0	0	3	-67
MEDICINE HAT	7	0	0	0	7	250
RED DEER	11	0	0	0	11	-67
SPRUCE GROVE	3	0	0	0	3	-25
TOTAL	482	20	21	35	558	-3

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1  
CUMULATIVE HOUSING STARTS  
CALGARY AND EDMONTON

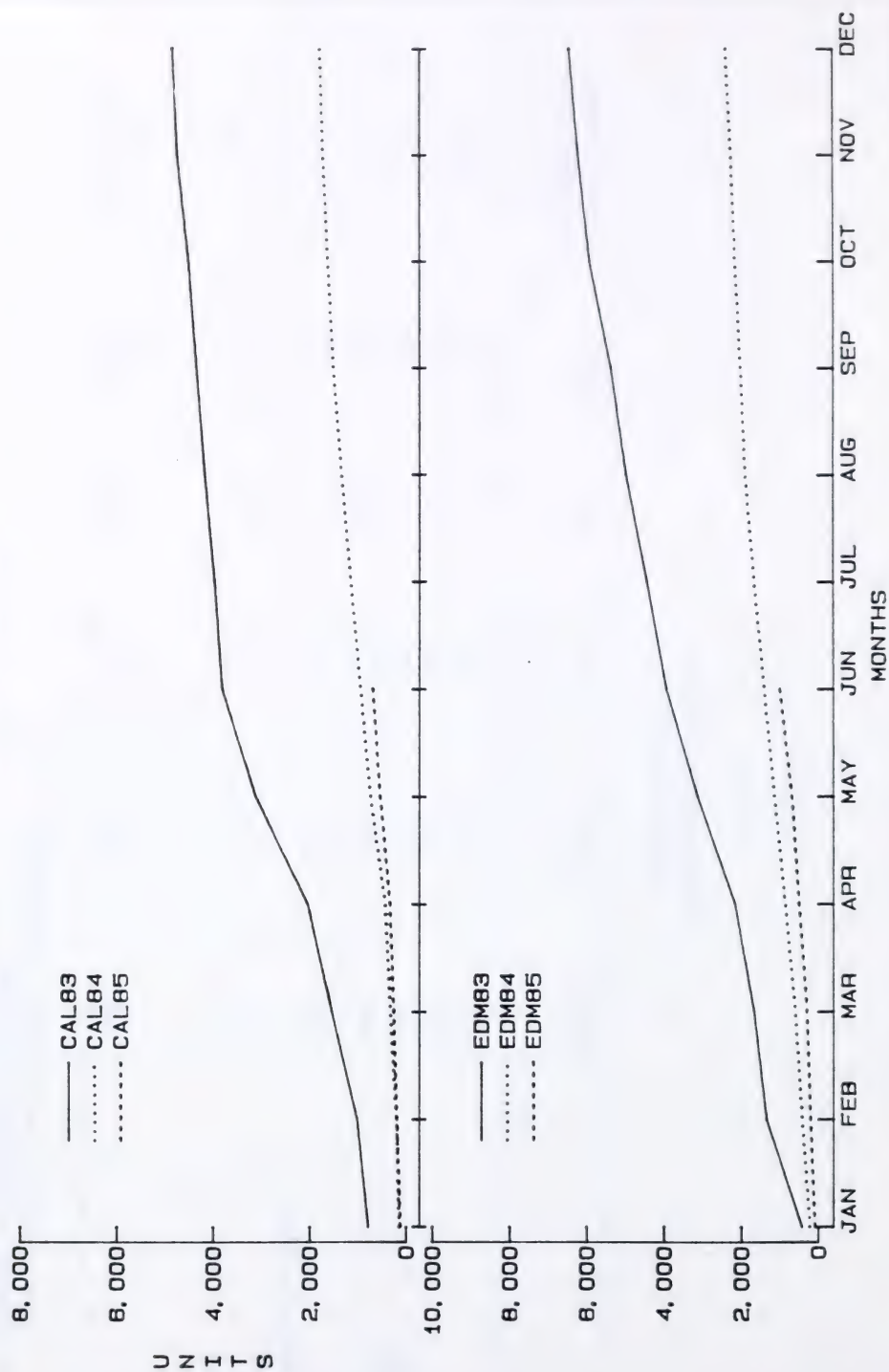


TABLE 2

JUN-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMIS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
CALGARY	897	682	2	0	40	5	0	0	939	687
CAMROSE	7	10	0	0	0	0	12	0	19	10
EDMONTON M.A.	1240	898	16	16	146	21	0	59	1402	994
FORT MCMURRAY	25	114	0	0	0	0	0	0	25	114
GRANDE PRAIRIE	44	34	6	0	0	0	0	0	50	34
LEUC	12	12	0	0	0	0	0	0	12	12
LETHBRIDGE	92	43	12	8	0	0	5	13	109	64
LLOYDMINSTER(ALTA. PART)	30	38	0	0	8	0	0	25	38	63
MEDICINE HAT	39	18	2	0	0	0	0	0	41	18
RED DEER	89	62	0	2	21	16	4	0	114	80
SPRUCE GROVE	33	13	0	0	0	0	0	0	33	13
TOTAL	2508	1924	38	26	215	42	21	97	2782	2089
PERCENT CHANGE BY TYPE		-23		-32		-80		362	-25	-25

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2  
TOTAL NUMBER OF STARTS EACH MONTH  
URBAN ALBERTA

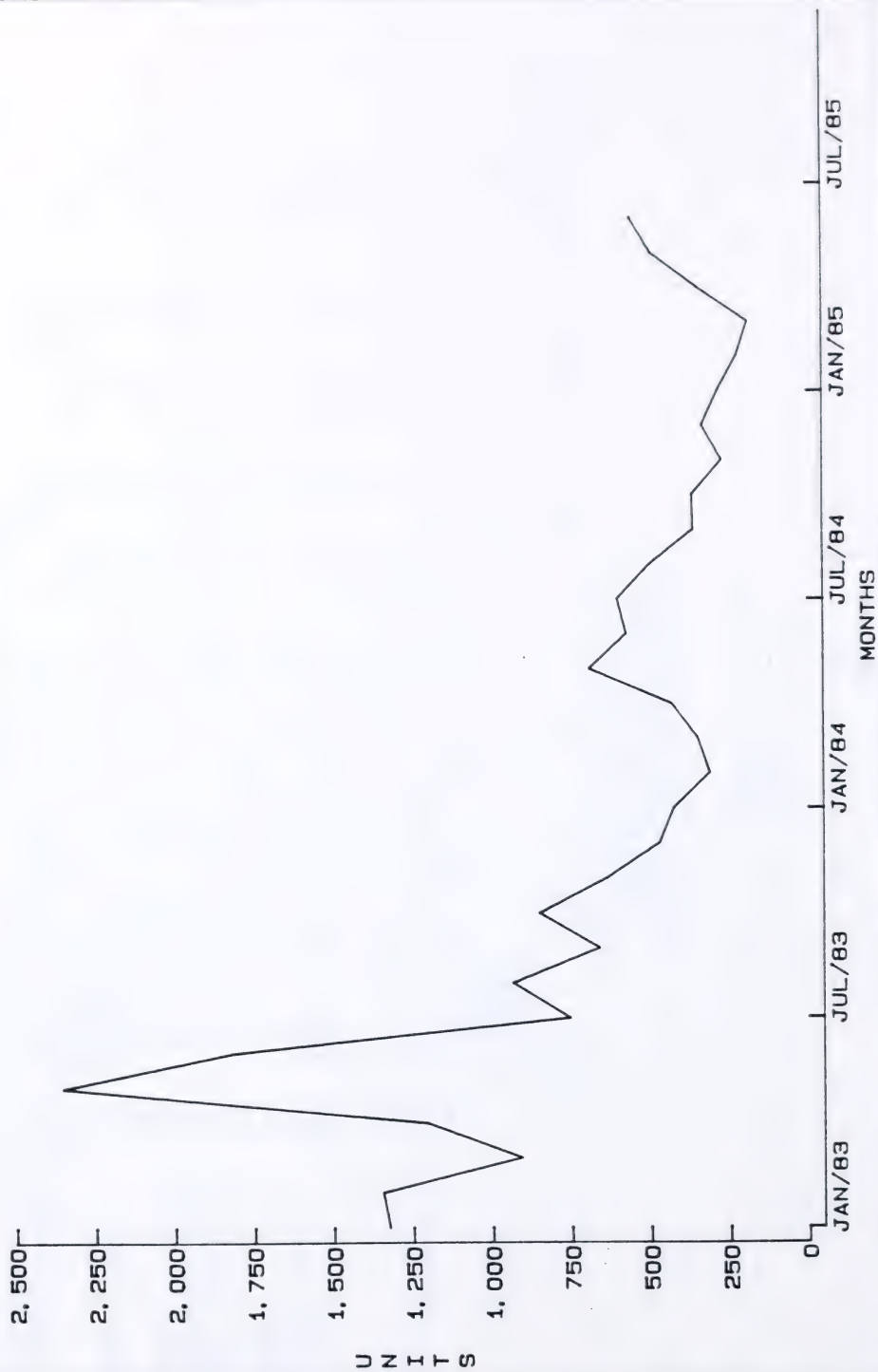


TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602		
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	2089	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

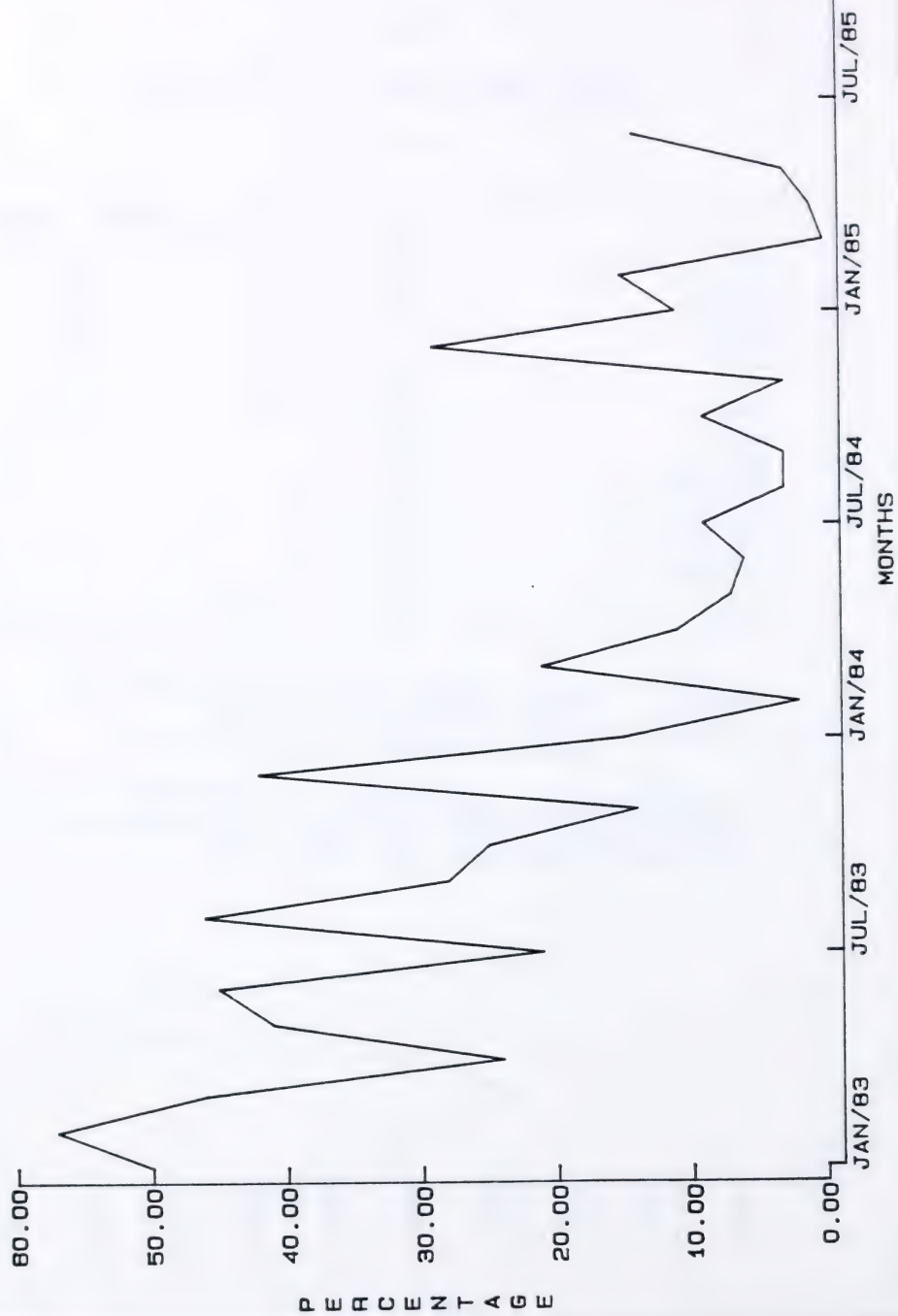




TABLE 4

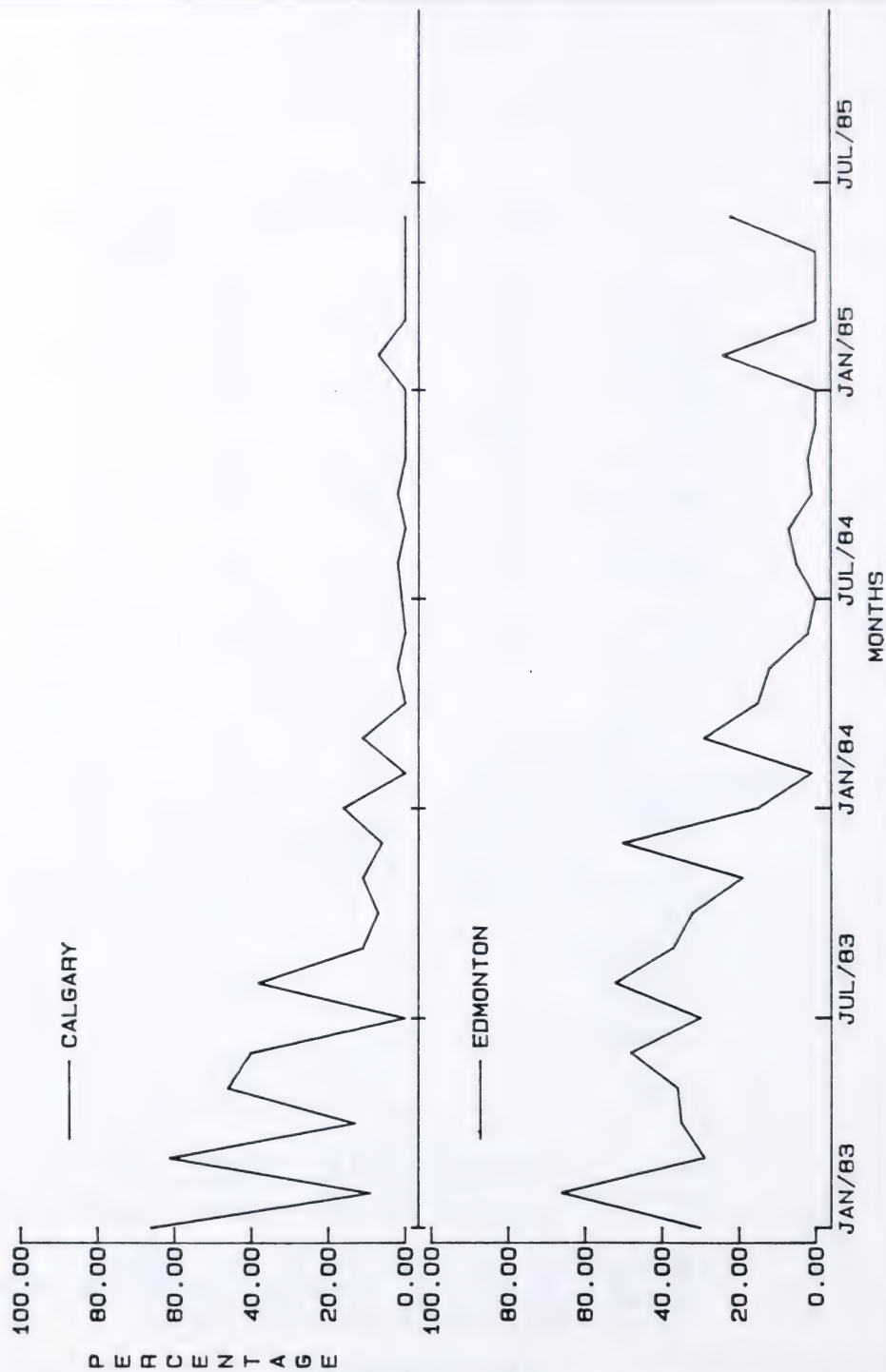
SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

1984-1985				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
1985				
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	2089	1924	165	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY



## SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1984							EDMONTON (METRO)						
CALGARY													
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL				TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			
JANUARY	142	119	23	16			JANUARY	220	188	32	15		
FEBRUARY	57	57	0	0			FEBRUARY	204	202	2	1		
MARCH	127	113	14	11			MARCH	173	122	51	29		
APRIL	105	105	0	0			APRIL	258	219	39	15		
MAY	306	301	5	2			MAY	279	245	34	12		
JUNE	202	202	0	0			JUNE	268	264	4	1		
JULY	209	207	2	1			JULY	257	257	0	0		
AUGUST	192	188	4	2			AUGUST	221	209	12	5		
SEPTEMBER	172	172	0	0			SEPTEMBER	128	119	9	7		
OCTOBER	119	115	4	3			OCTOBER	146	144	2	1		
NOVEMBER	102	102	0	0			NOVEMBER	101	99	2	2		
DECEMBER	70	70	0	0			DECEMBER	129	129	0	0		
TOTAL	1803	1751	52	3			TOTAL	2384	2197	187	8		
							EDMONTON (METRO)						
CALGARY													
JANUARY	118	118	0	0			JANUARY	90	90	0	0		
FEBRUARY	73	68	5	7			FEBRUARY	116	88	28	24		
MARCH	66	66	0	0			MARCH	90	90	0	0		
APRIL	76	76	0	0			APRIL	200	200	0	0		
MAY	202	202	0	0			MAY	185	185	0	0		
JUNE	152	152	0	0			JUNE	313	245	68	22		
JULY							JULY						
AUGUST							AUGUST						
SEPTEMBER							SEPTEMBER						
OCTOBER							OCTOBER						
NOVEMBER							NOVEMBER						
DECEMBER							DECEMBER						
TOTAL	687	682	5				TOTAL	994	898	96			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

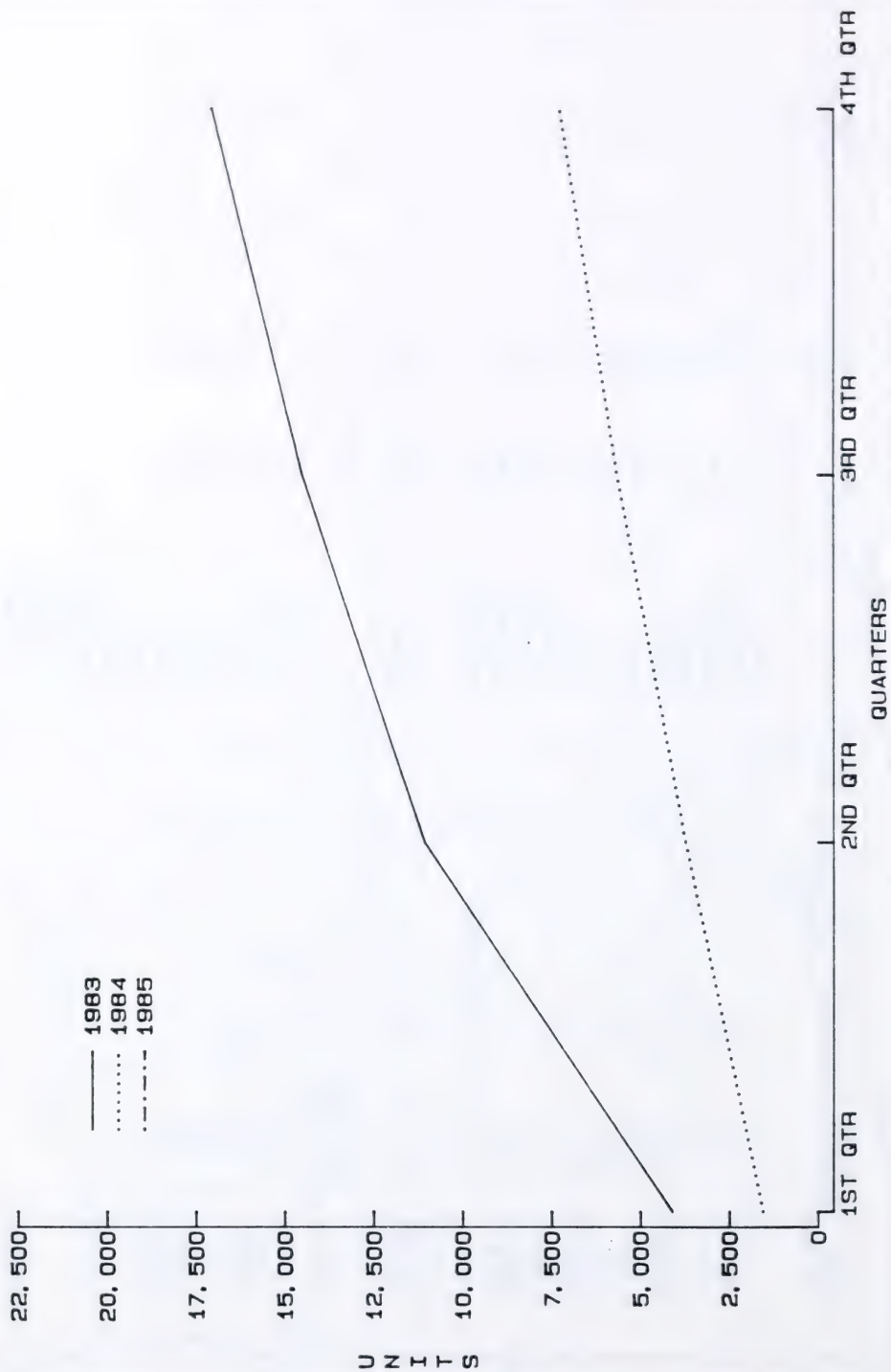


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

1984 - 1985

	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	-44
SECOND QUARTER	2186		
THIRD QUARTER	1947		
FOURTH QUARTER	1614		
TOTAL	7295	873	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH



TABLE 7

JUN-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	79	0	0	0	79	-64
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	143	0	0	0	143	-64
FORT MCMURRAY	28	0	0	0	28	*
GRANDE PRAIRIE	N/A	N/A	N/A	N/A	N/A	N/A
LEDEC	5	0	0	0	5	400
LETHBRIDGE	2	0	0	0	2	-95
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	-33
MEDICINE HAT	3	0	0	0	3	-93
RED DEER	13	0	11	0	24	9
SPRUCE GROVE	0	0	0	0	0	-100
TOTAL	275	0	11	0	286	-61

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



TABLE 8

JUN-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	612	0	0	35	647	-62
CAMROSE	6	0	0	65	71	344
EDMONTON M.A.	577	16	85	301	979	-53
FORT MCMURRAY	71	0	0	0	71	492
GRANDE PRAIRIE	N/A	N/A	N/A	N/A	N/A	N/A
LEDUC	5	0	0	0	5	-94
LETHBRIDGE	58	8	0	13	79	-43
LLOYDMINSTER(ALTA. PART)	20	0	0	25	45	61
MEDICINE HAT	18	0	0	30	48	41
RED DEER	35	2	5	0	42	-89
SPRUCE GROVE	7	0	0	0	7	-22
TOTAL	1409	26	90	469	1994	-56

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

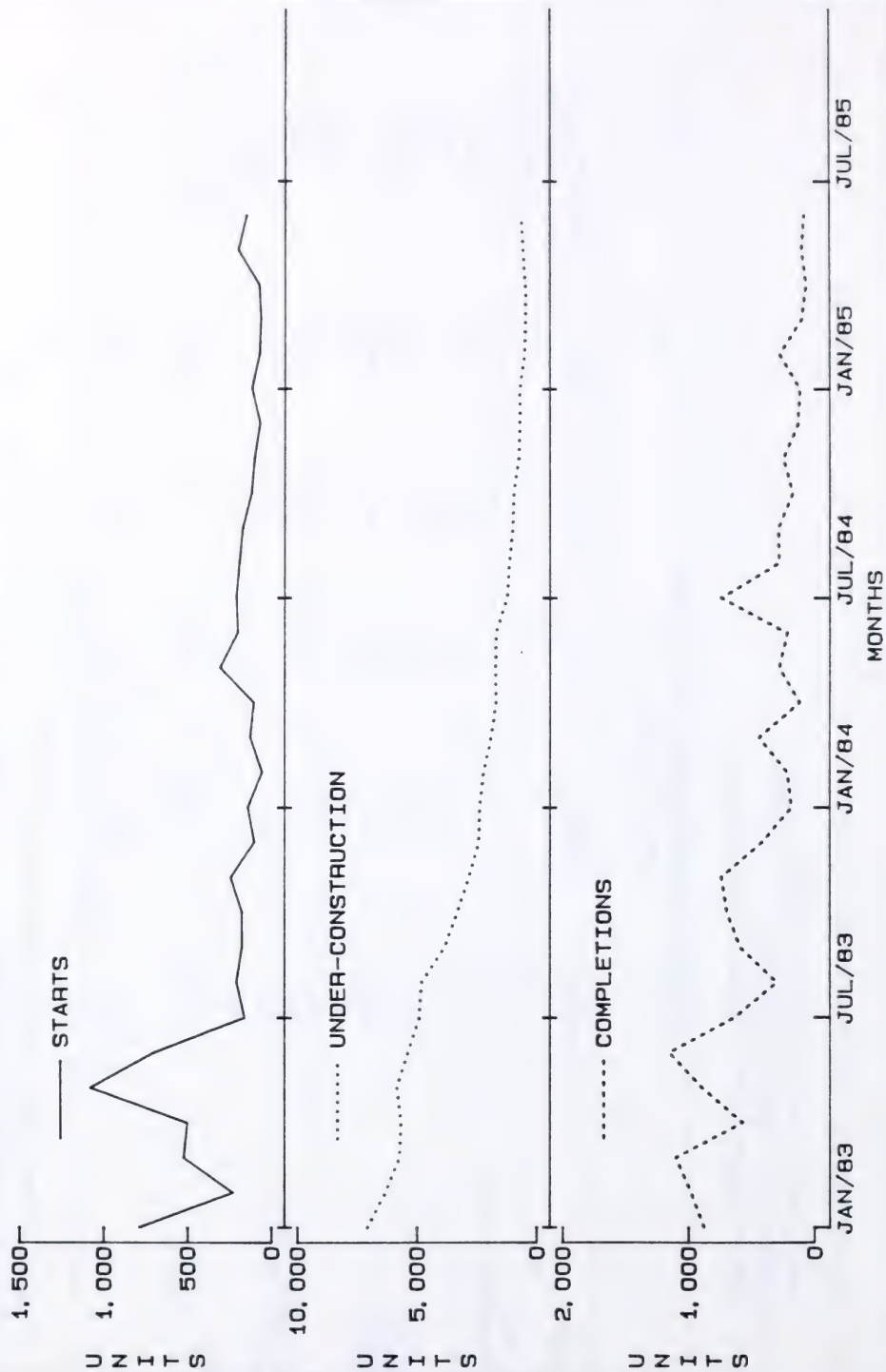


TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
1985			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

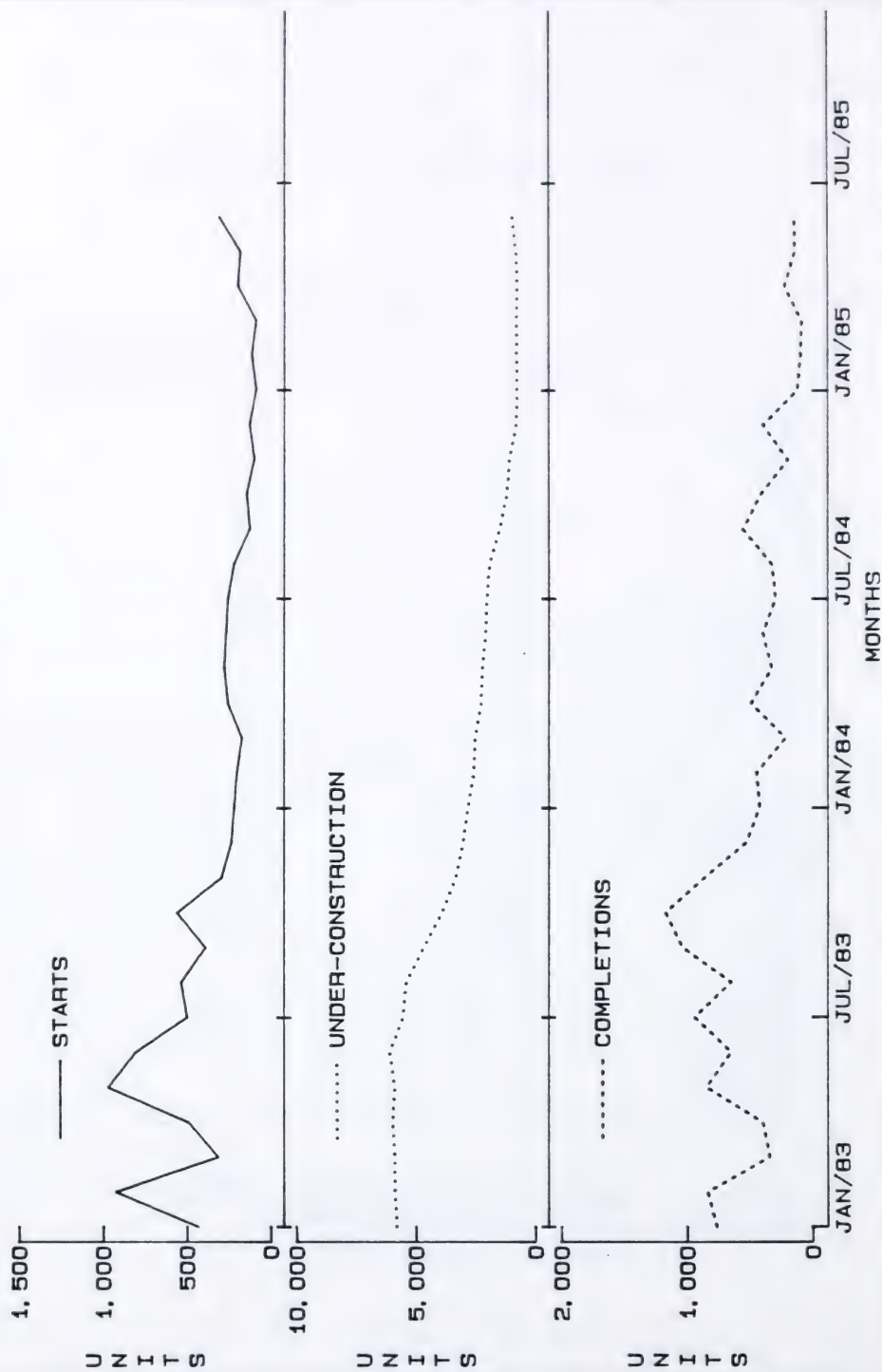


TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
1985			
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	979
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

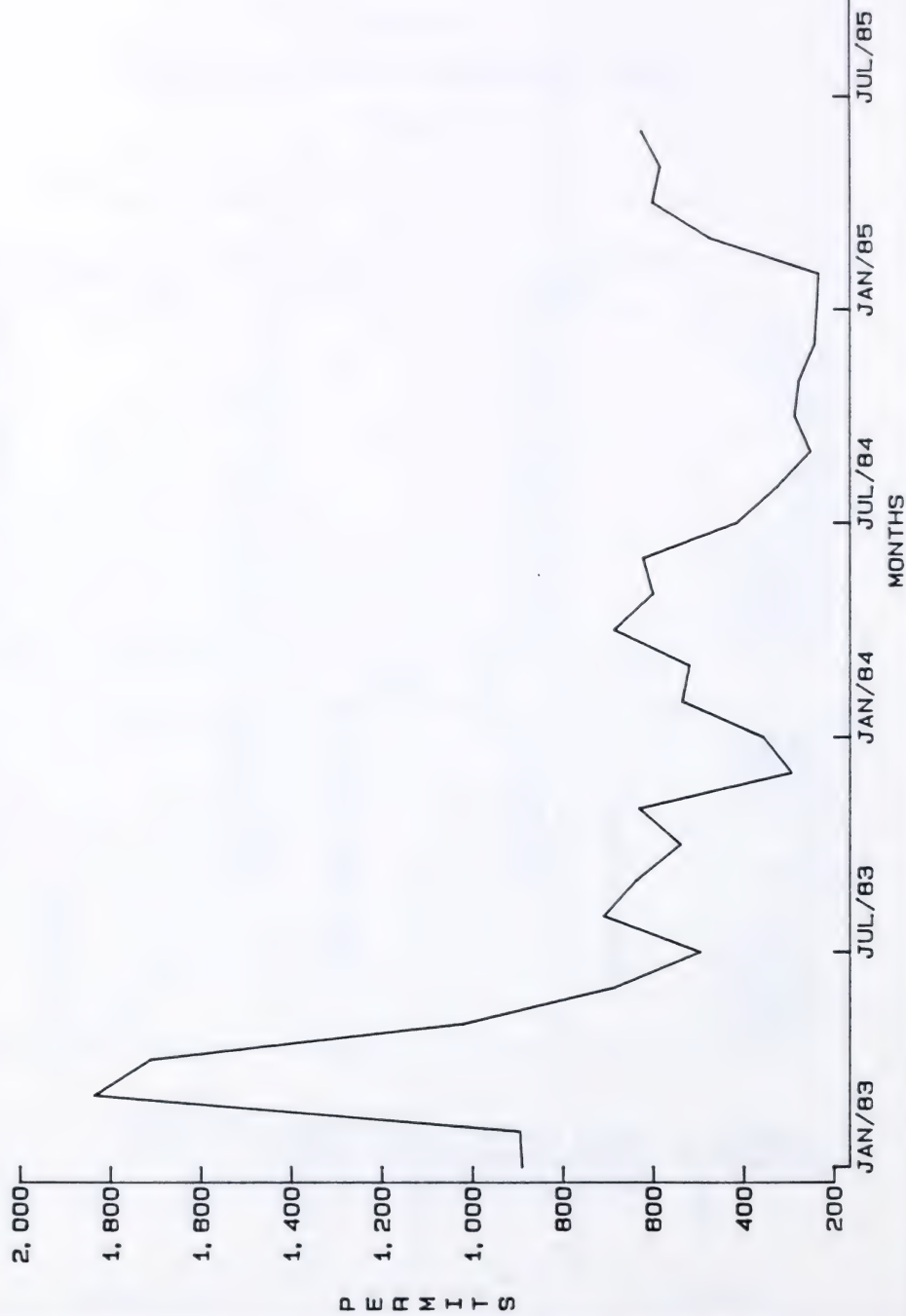




TABLE 11

JUN-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	226	0	0	0	226	14
CAMROSE	2	0	0	0	2	0
EDMONTON M.A.	230	4	32	0	266	-9
FORT MCMURRAY	33	0	0	0	33	94
GRANDE PRAIRIE	19	0	0	0	19	19
LEUC	2	0	0	0	2	*
LETHBRIDGE	13	0	5	0	18	-36
LLOYDMINSTER(ALTA. PART)	24	0	0	7	31	-37
MEDICINE HAT	8	0	0	0	8	14
RED DEER	16	0	0	0	16	60
SPRUCE GROVE	7	0	0	0	7	75
TOTAL	580	4	37	7	628	1

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

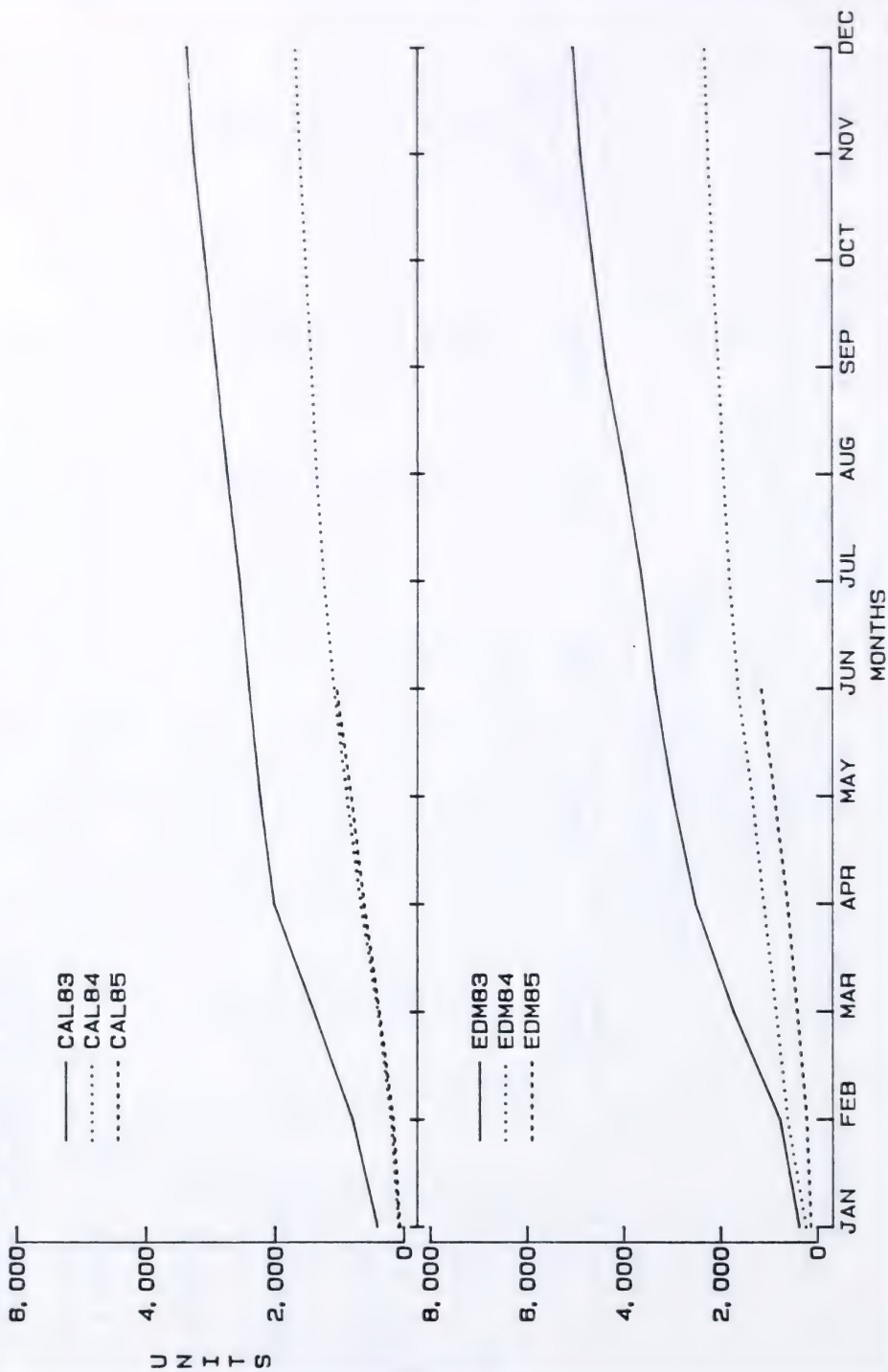


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE	LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA.PART)	MEDICINE HAT	RED DEER	SPRUCE GROVE													
1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985													
JANUARY	85	65	0	2	239	139	1	3	1	5	1	2	11	5	3	15	2	0	12	2	3	1		
FEBRUARY	196	168	0	2	622	228	4	17	3	8	2	3	25	7	8	26	10	2	20	11	5	2		
MARCH	402	383	2	4	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31	9	5		
APRIL	670	618	17	9	1118	623	15	67	17	34	3	9	112	37	32	82	33	10	62	59	24	6		
MAY	888	820	21	11	1350	896	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	8		
JUNE	1087	1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15		
JULY	1245	26	1815		111		111		50		8		175		115		43		114		42			
AUGUST	1360	30	1934		129		129		56		11		186		145		50		123		47			
SEPTEMBER	1442	31	2034		137		137		62		11		194		147		84		132		50			
OCTOBER	1534	35	2161		150		150		69		11		200		169		89		142		52			
NOVEMBER	1629	39	2246		162		162		74		12		202		235		94		145		52			
DECEMBER	1701	107	2309		163		163		77		13		210		250		96		152		56			
PERCENT CHANGE	4		43		29		49		42		129		55		42		40		15		56			
TOTAL												JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1984	358	895	474	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134										
1985	239	474	951	1554	2140	2768																-17		

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

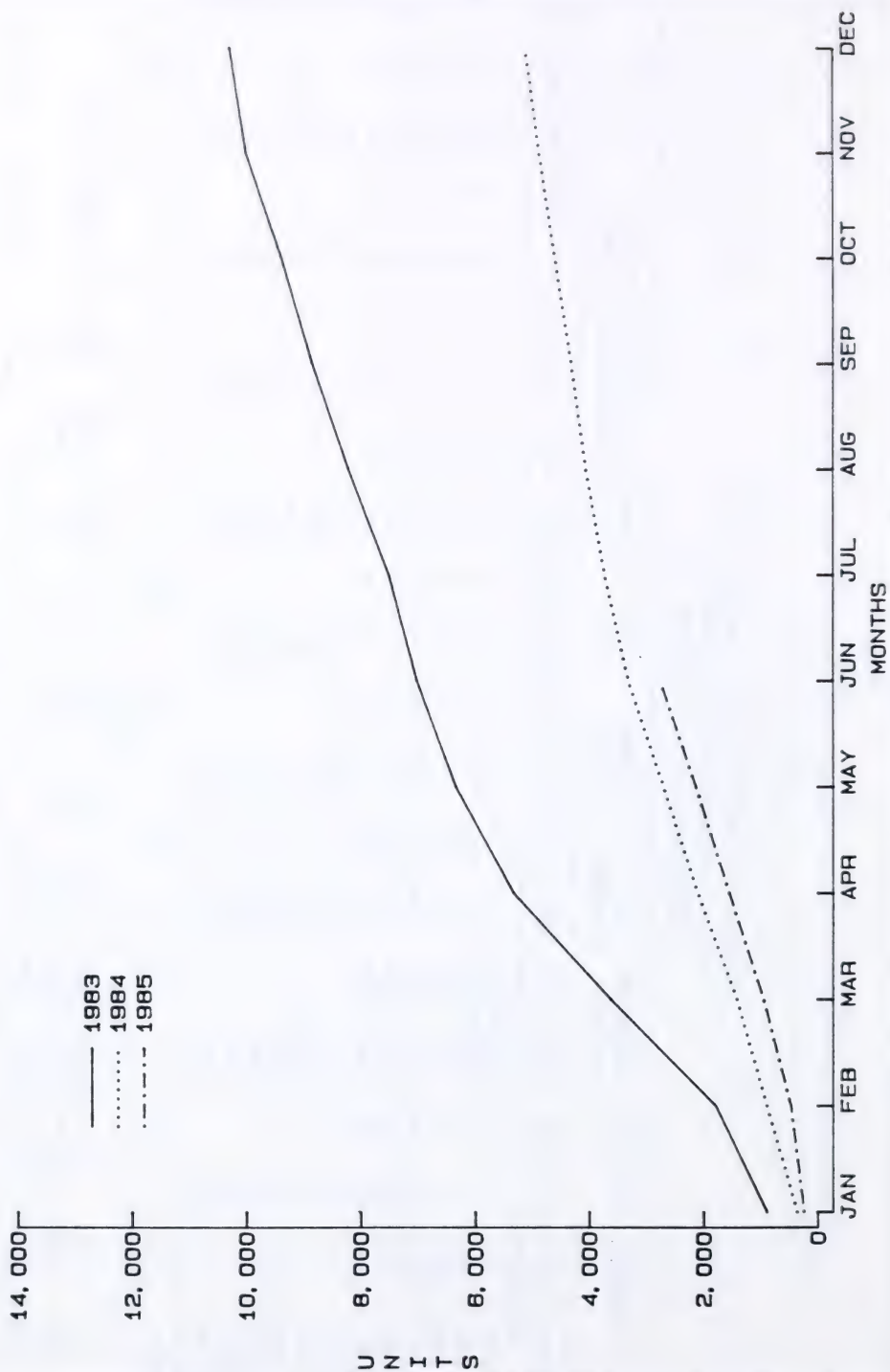


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687	603	-12
MAY	602	586	-3
JUNE	624	628	1
JULY	415		
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	2768	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE



FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

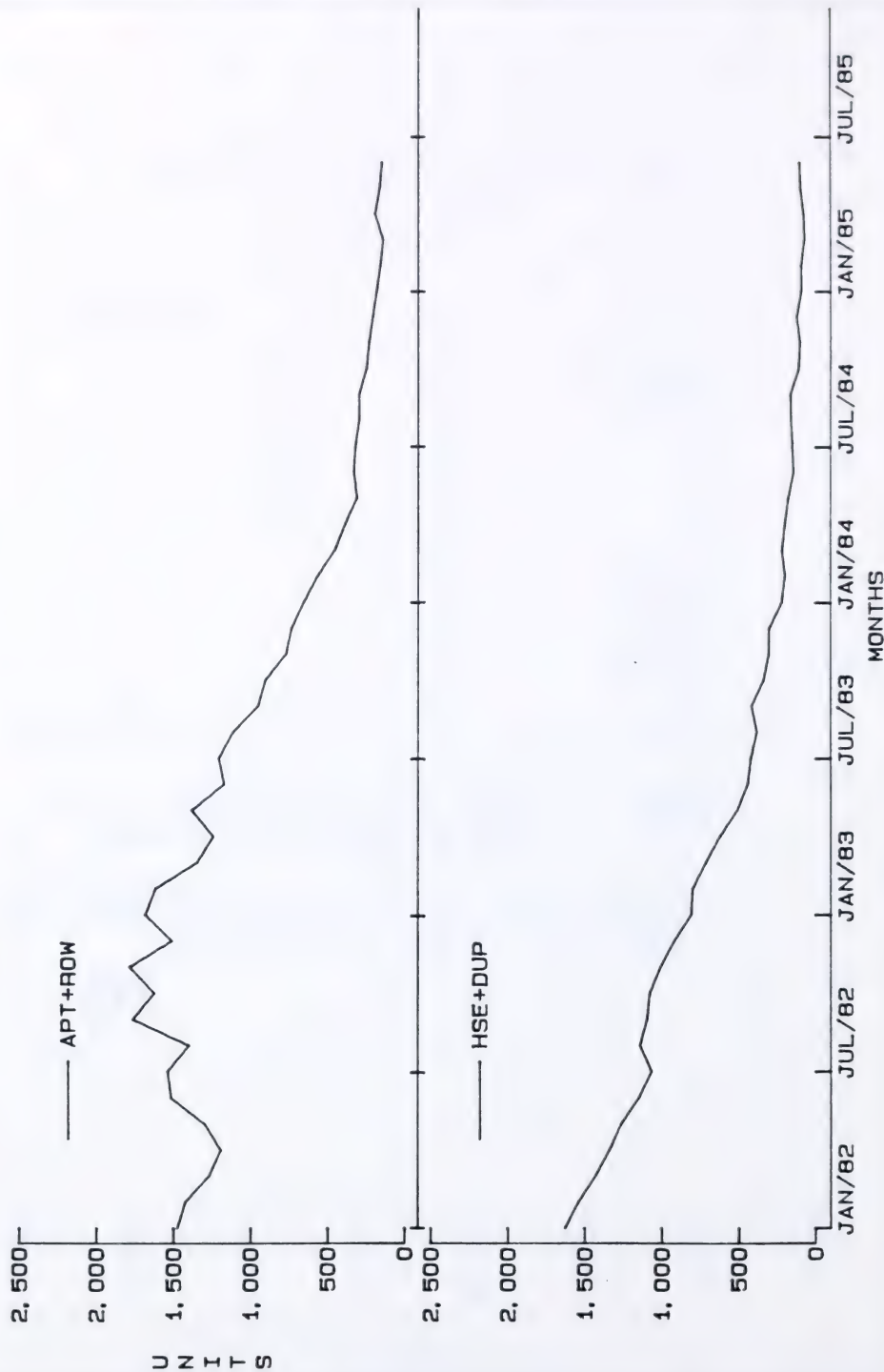




TABLE 14

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
-----					
1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	97	165	262	141	37
JUNE	104	151	255	143	37
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

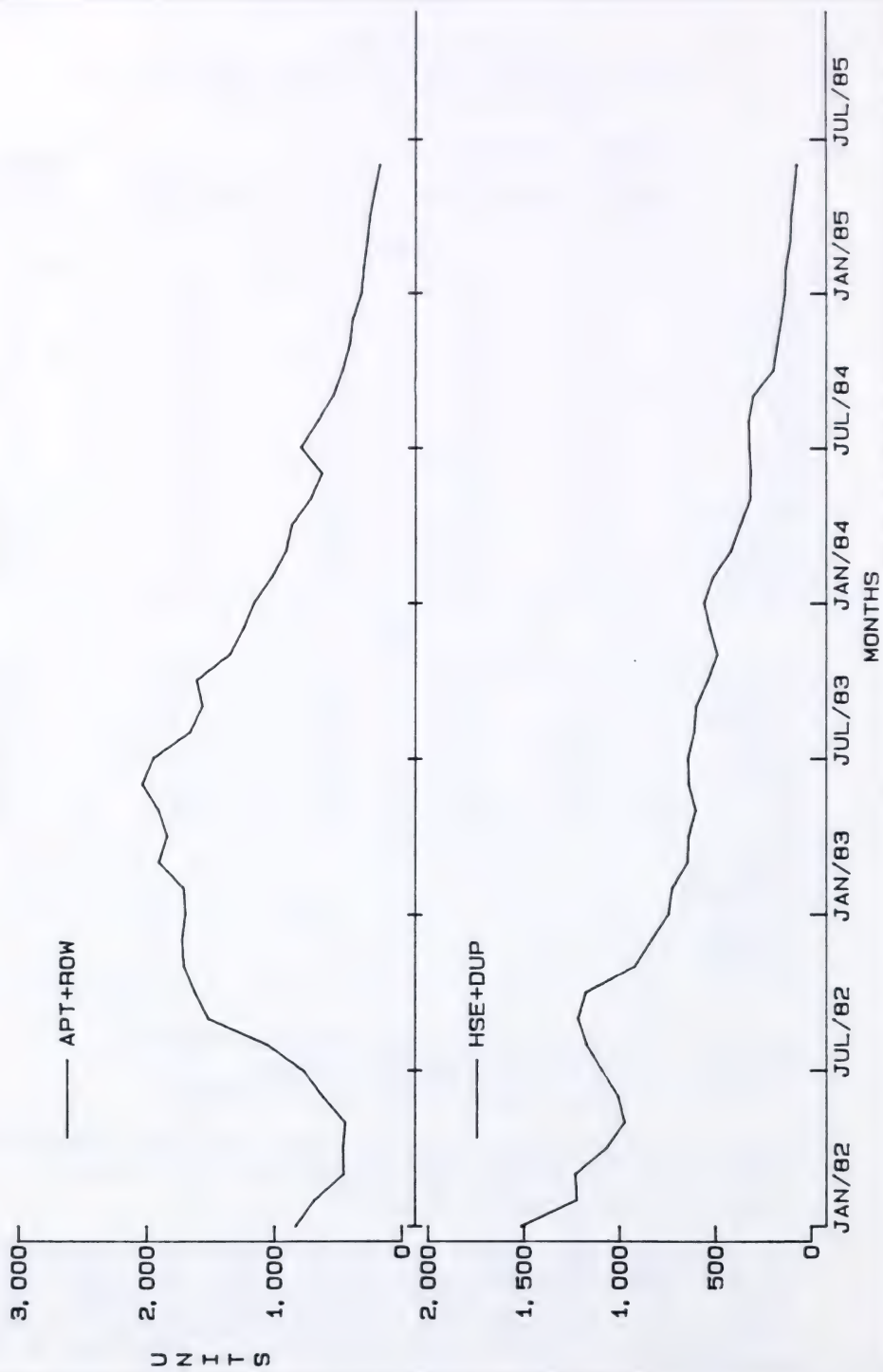


TABLE 15

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
-----					
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.  
\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

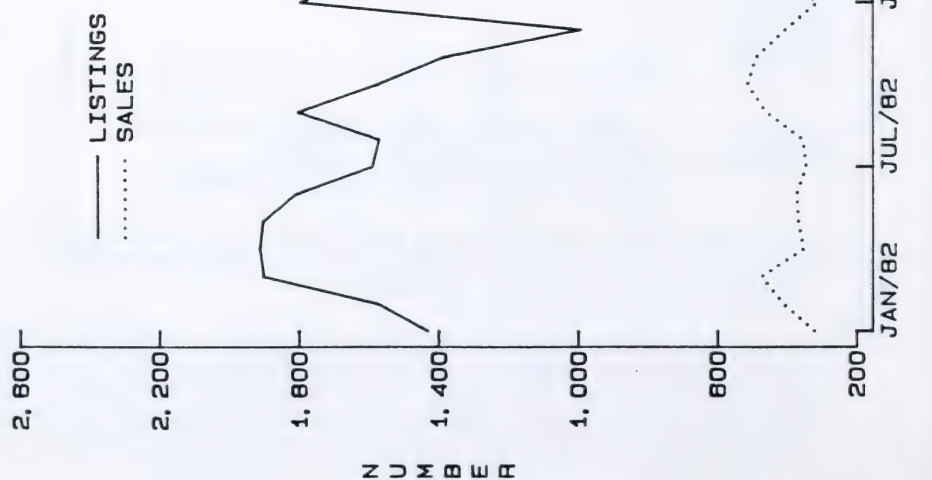


TABLE 16

## RESIDENTIAL LISTINGS, SALES AND PRICE

## EDMONTON

-----				
1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
-----				
1985				
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
-----				

SOURCE: EDMONTON REAL ESTATE BOARD  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH



FIGURE 14  
LISTINGS AND SALES  
CALGARY

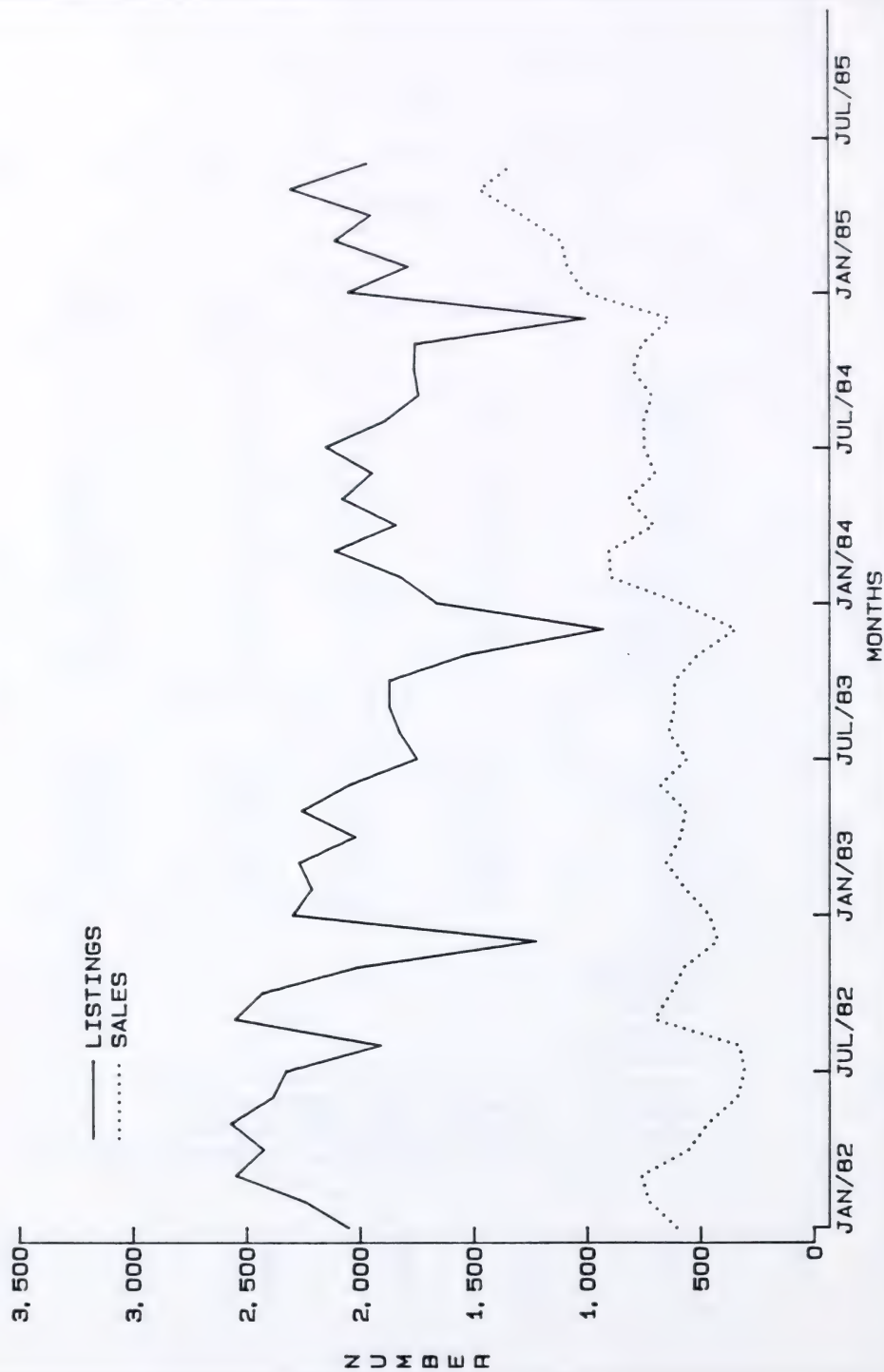




TABLE 17

## RESIDENTIAL LISTINGS, SALES AND PRICE

## CALGARY

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
1985				
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

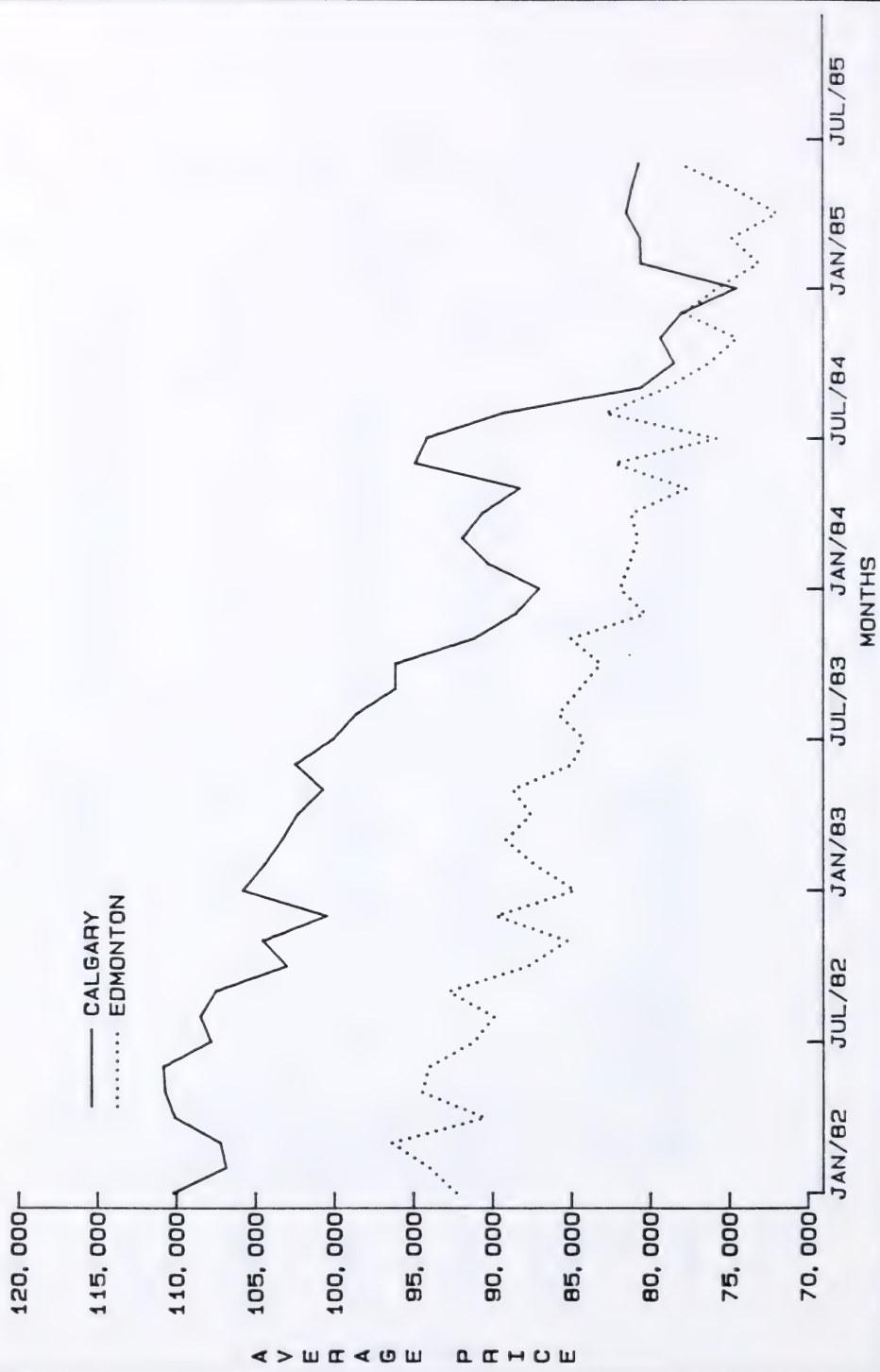
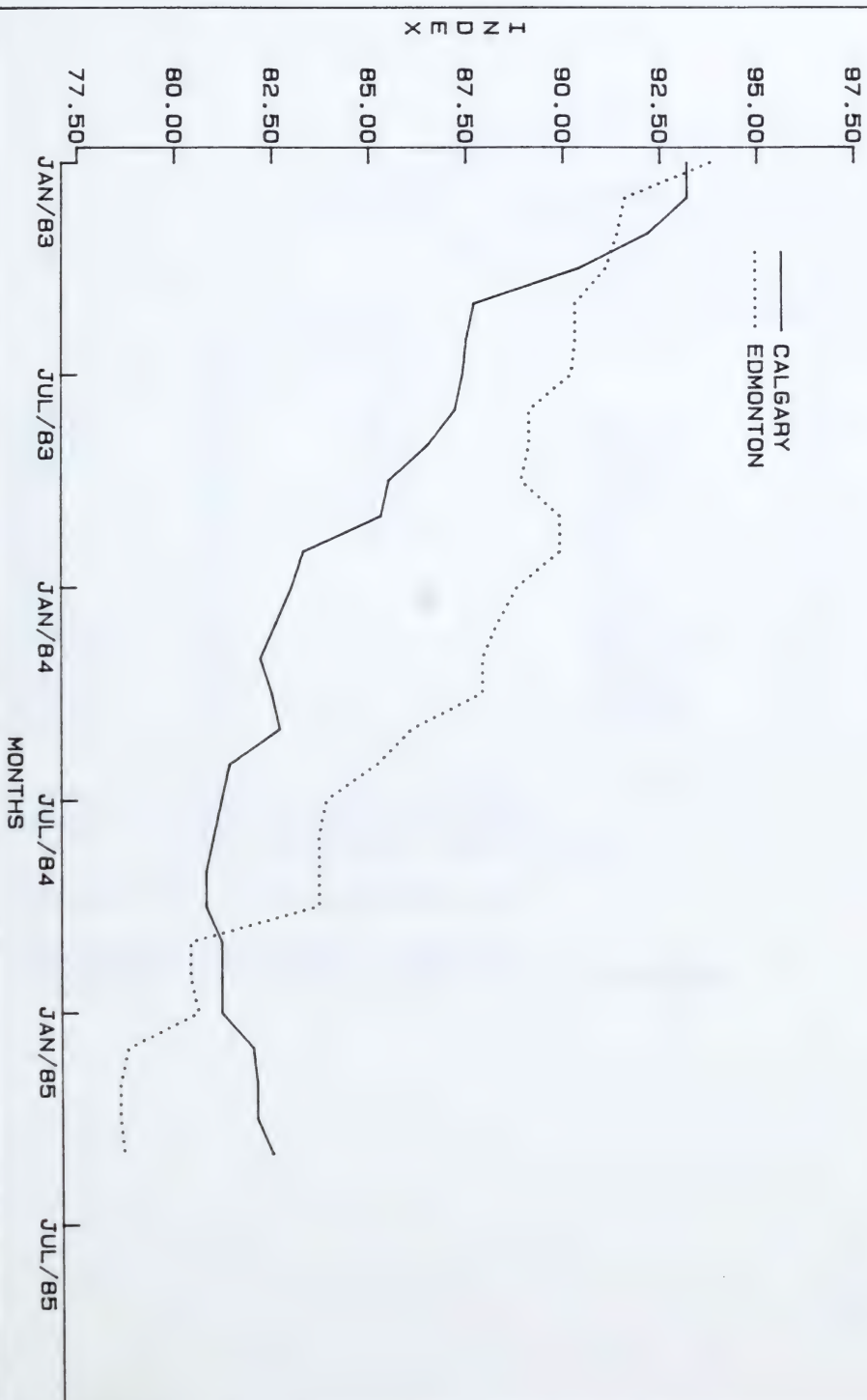


FIGURE 18  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)



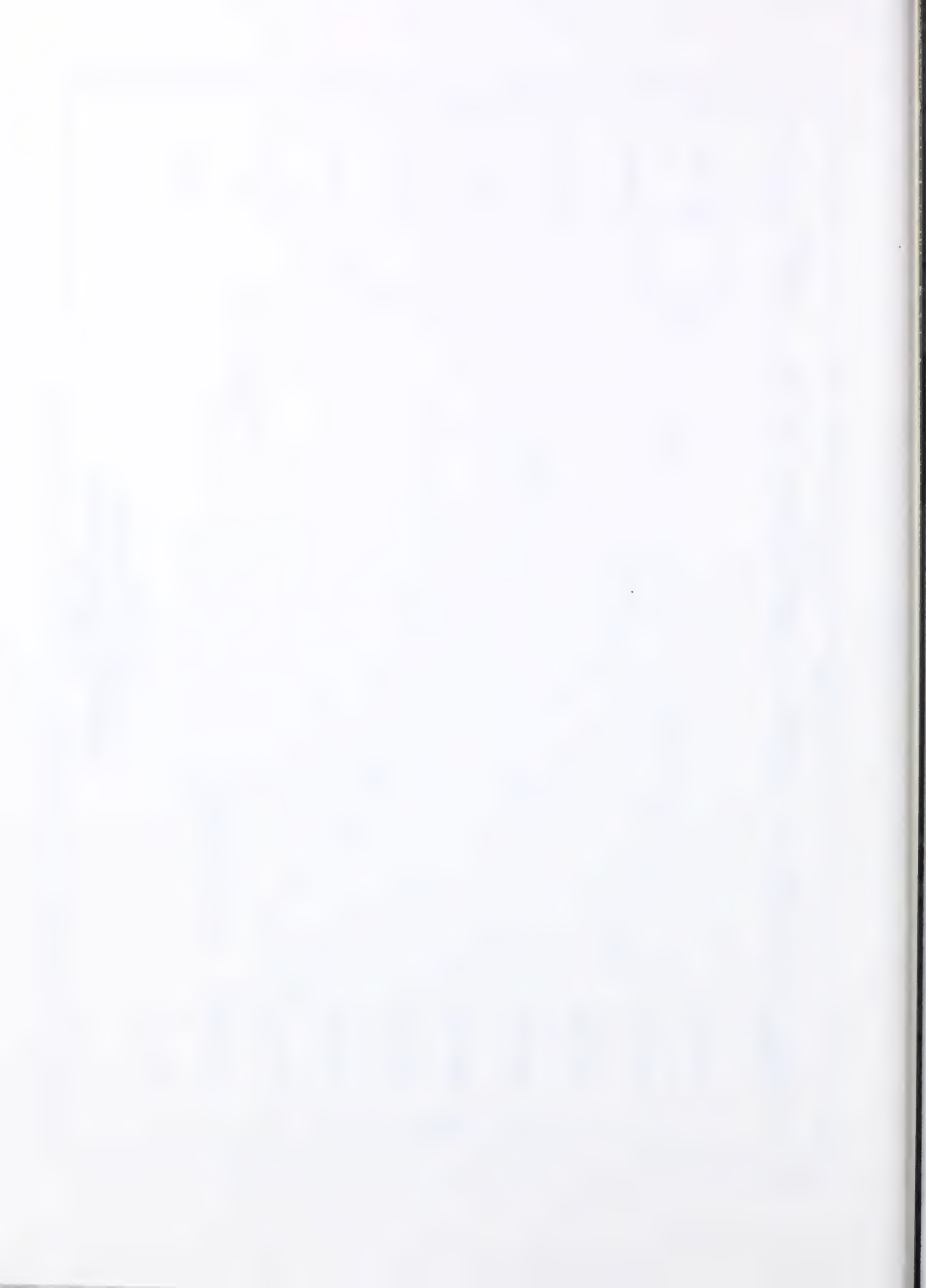


TABLE 18  
NEW HOUSING PRICE INDICES\*  
1981=100

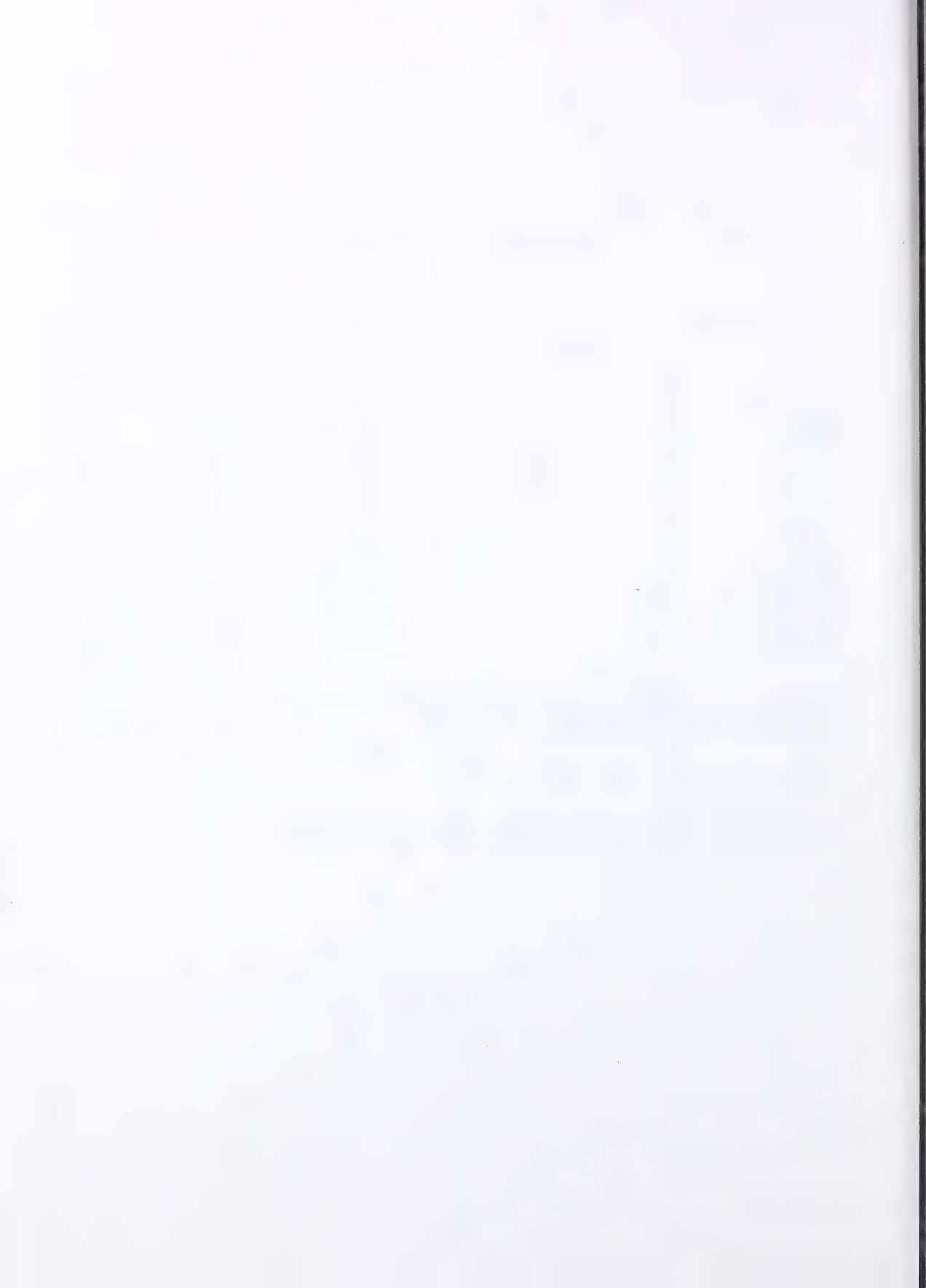
CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7	82.5	MAY	86.1	78.7
JUNE	81.4		JUNE	85.2	
JULY	81.2		JULY	83.9	
AUGUST	81.0		AUGUST	83.7	
SEPTEMBER	80.8		SEPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS





STANDARD 1001  
1/2  
STC - 1001

# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

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JULY 1985

**Alberta**  
DEPARTMENT OF HOUSING

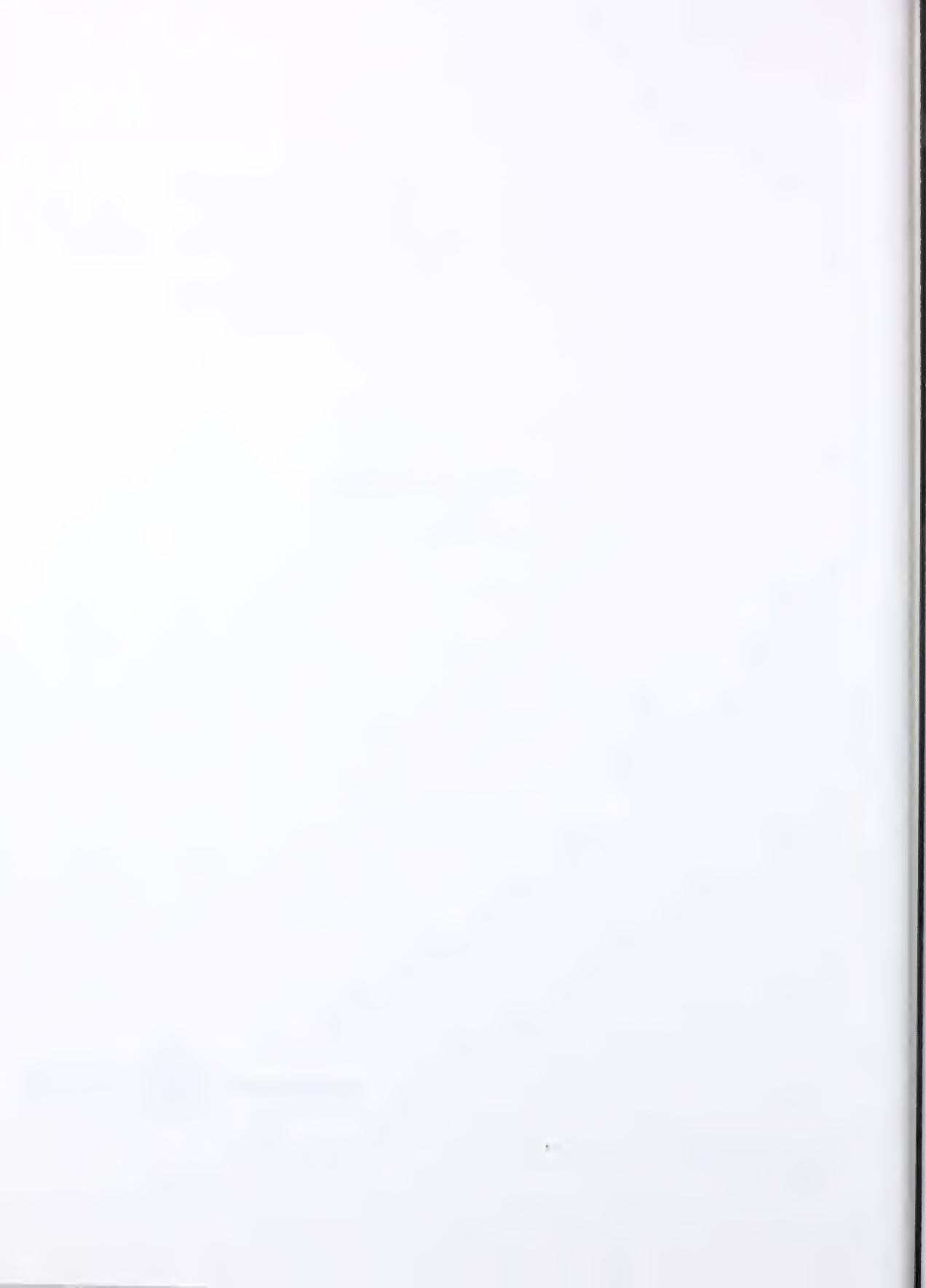


RESIDENTIAL CONSTRUCTION  
IN ALBERTA

JULY 1985

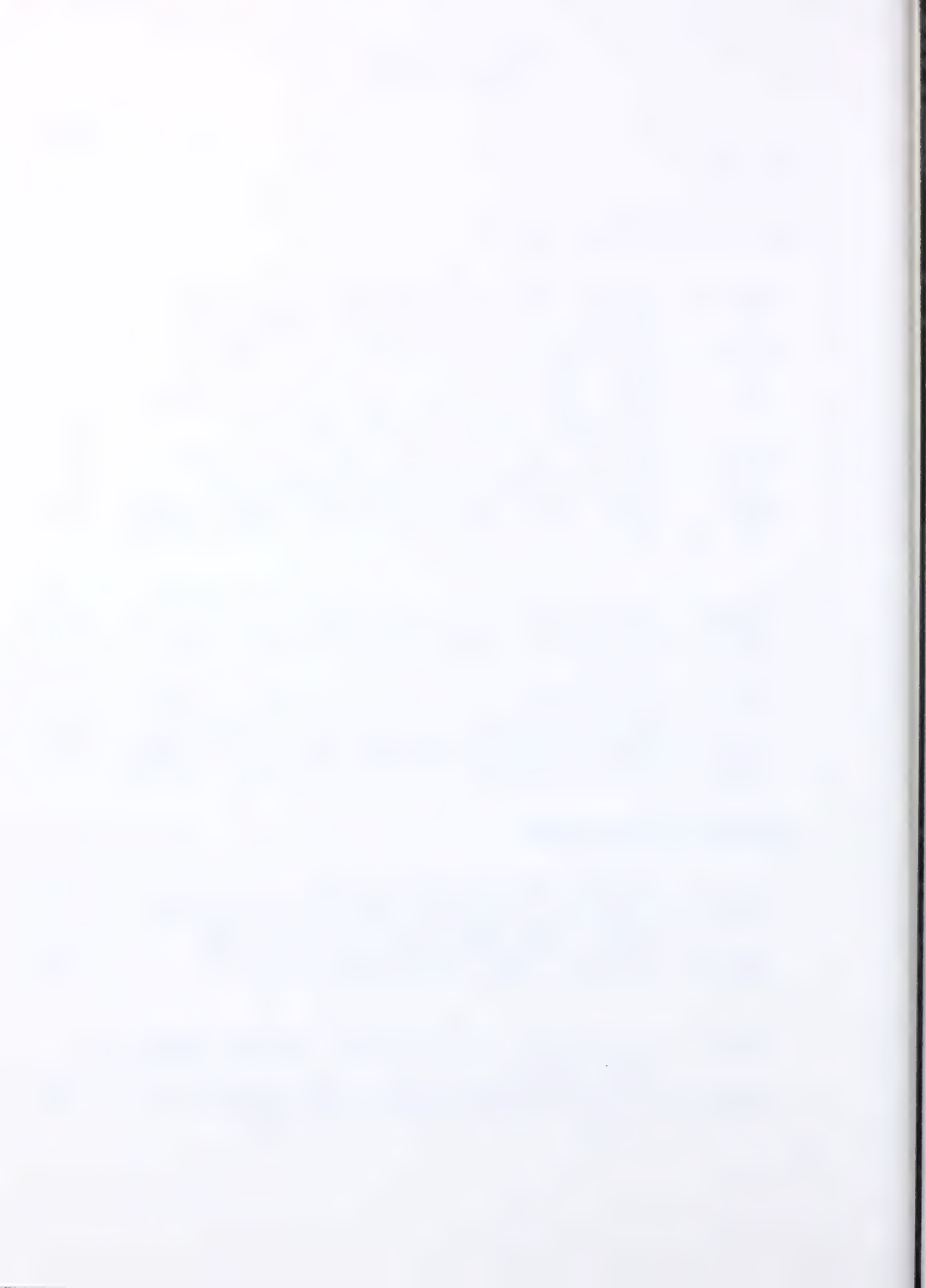
ALBERTA  
DEPARTMENT OF HOUSING

ISSN 0823-3047  
07/85 (220)



## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	<b>1</b>
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
Table 14: Building Permits for Selected Rural Areas	26
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24





**D. Newly Completed and Unoccupied Dwellings**

Table 15:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	28
Table 16:	Newly Completed and Unoccupied Dwellings by Month - Calgary	30

\* \* \* \*

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	27
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	29

**E. Multiple Listings Service (M.L.S.)**

Table 17:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	32
Table 18:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	34

\* \* \* \*

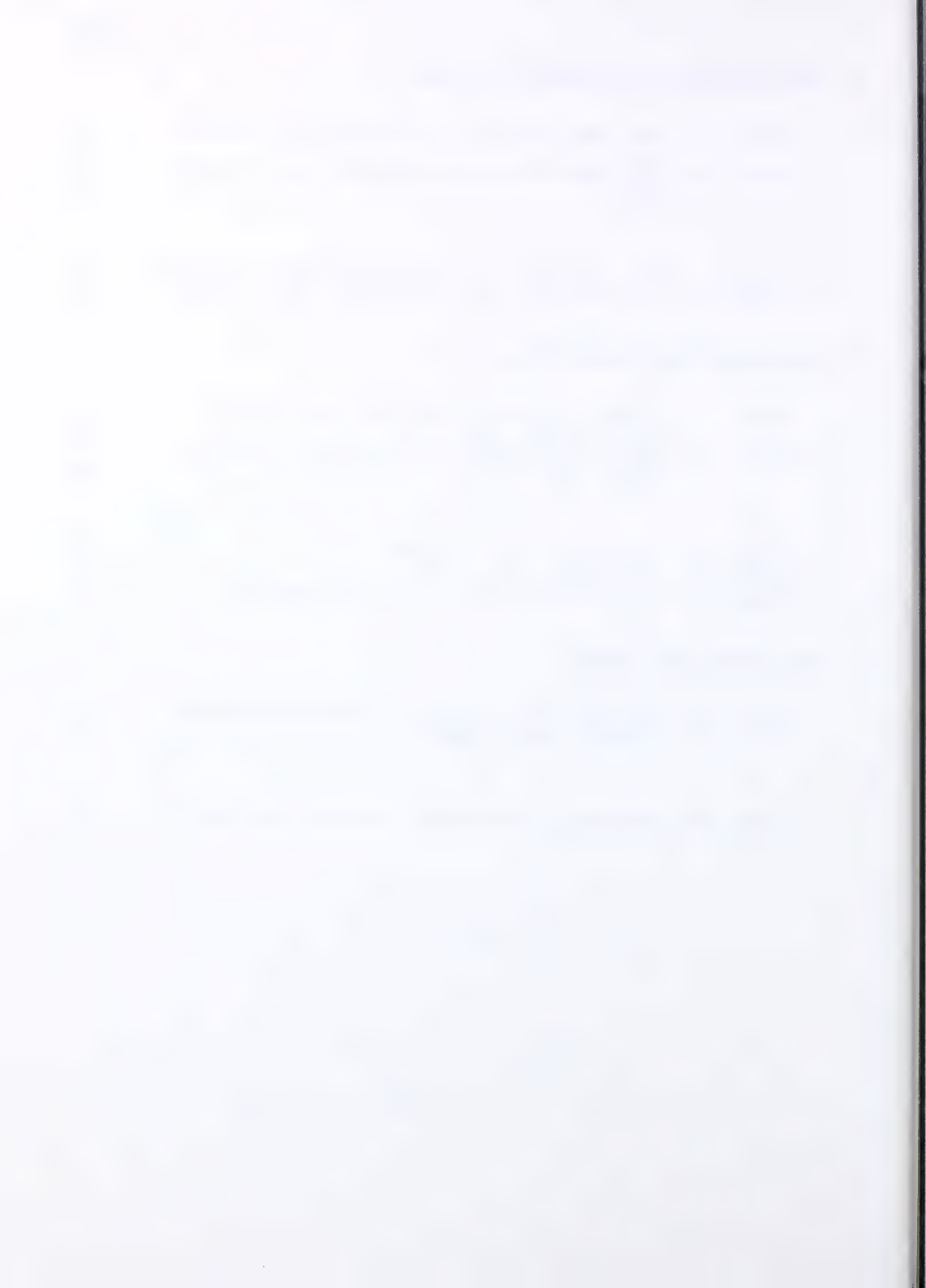
Figure 13:	Listings and Sales - Edmonton	31
Figure 14:	Listings and Sales - Calgary	33
Figure 15:	Average Sales Prices - Calgary and Edmonton	35

**F. New Housing Price Indexes**

Table 19:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	37
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\* \* \* \*

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	36
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## Highlights

### Alberta

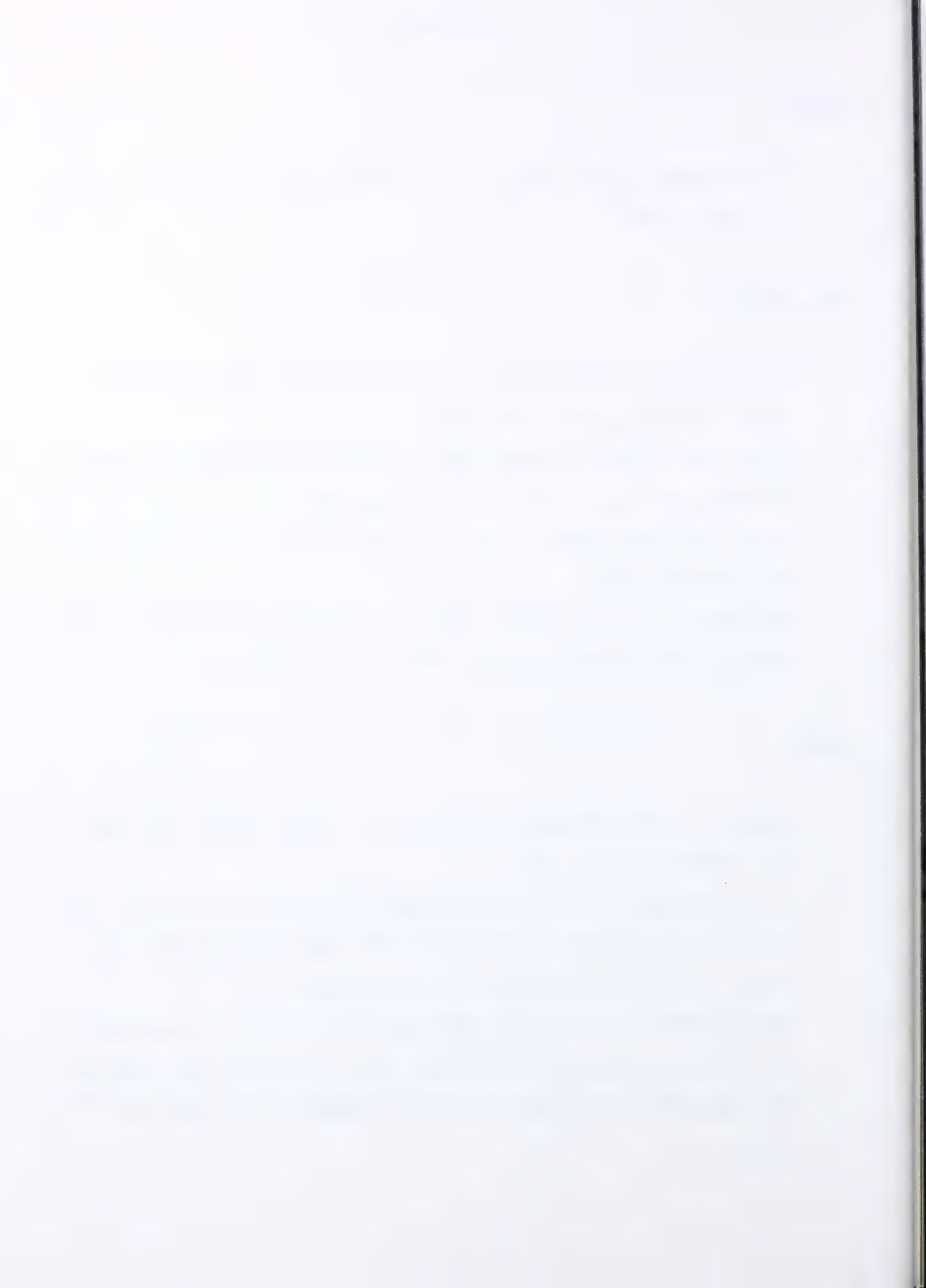
- ° In the second quarter, housing starts decreased by 21% from 2,186 in 1984 to 1,723 in 1985.

### Urban Alberta

- ° Housing starts in July increased again to 669 units from the previous month, up 11% from 602 in July 1984.
- ° Total starts to date decreased 18% to 2,758 units from 3,384 for 1984. Multiples declined 31% while singles dropped 17%.
- ° Units under construction in July increased to 2,172 of which 22% or 467 were apartment units.
- ° The number of building permits issued in Urban Alberta increased to 662 units in July, up 60% compared to the same month last year.

### Calgary

- ° Calgary's starts increased to 234 units (all single family) last month, a 12% increase from July 1984.
- ° Total starts for the year decreased 20% to 921 units from 1,148 for 1984. Only 5 multiples were started for the first seven months of this year. Single family starts decreased 17% over last year.
- ° Housing under construction increased again to 711 units (35 apartments, 676 singles) from 647 the month before, but inventory of newly completed and unoccupied housing remained almost unchanged at 251 units from 350 in June.



- ° Building permits increased to 258 units (256 singles and 2 semis) in July, up 14% from the month before, and up 63% from the same month last year.
- ° The resale housing market continued to be extremely active. Sales last month were 80% higher than in July 1984. The ratio of sales to listings reached .62 for July.
- ° The average resale house price increased 4% to \$83,752 from \$80,730 last month. The new house price index continued to show an upward trend to 83.0 in June.

### Edmonton

- ° Edmonton's housing starts decreased 22% to 243 units in July, down 5% compared to same month last year.
- ° Total starts for the year declined 25% compared to the same period 1984 due entirely to decreases in single family starts.
- ° Housing under construction increased 2% from the month before to 998 units. However, inventory of newly completed units decreased 6% to 240 while the rate of absorption increased to 52%.
- ° In the resale market, the number of houses sold rose 82% over the same month last year to 872 units.
- ° The average selling price decreased to \$75,461 last month, a 4% decrease from the month before. The new house price index showed a slight increase to 78.8 in June.





TABLE 1

JUL-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	234	0	0	0	234	12
CAMROSE	4	0	0	0	4	0
EDMONTON M.A.	241	2	0	0	243	-5
FORT MCMURRAY	31	0	0	0	31	-52
GRANDE PRAIRIE	43	0	0	0	43	258
LEDUC	3	0	0	0	3	*
LETHBRIDGE	11	0	0	5	16	-30
LLOYDMINSTER (ALTA. PART)	15	0	0	55	70	600
MEDICINE HAT	12	0	0	0	12	50
RED DEER	10	0	0	0	10	0
SPRUCE GROVE	3	0	0	0	3	-40
TOTAL	607	2	0	60	669	11

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1  
CUMULATIVE HOUSING STARTS  
CALGARY AND EDMONTON

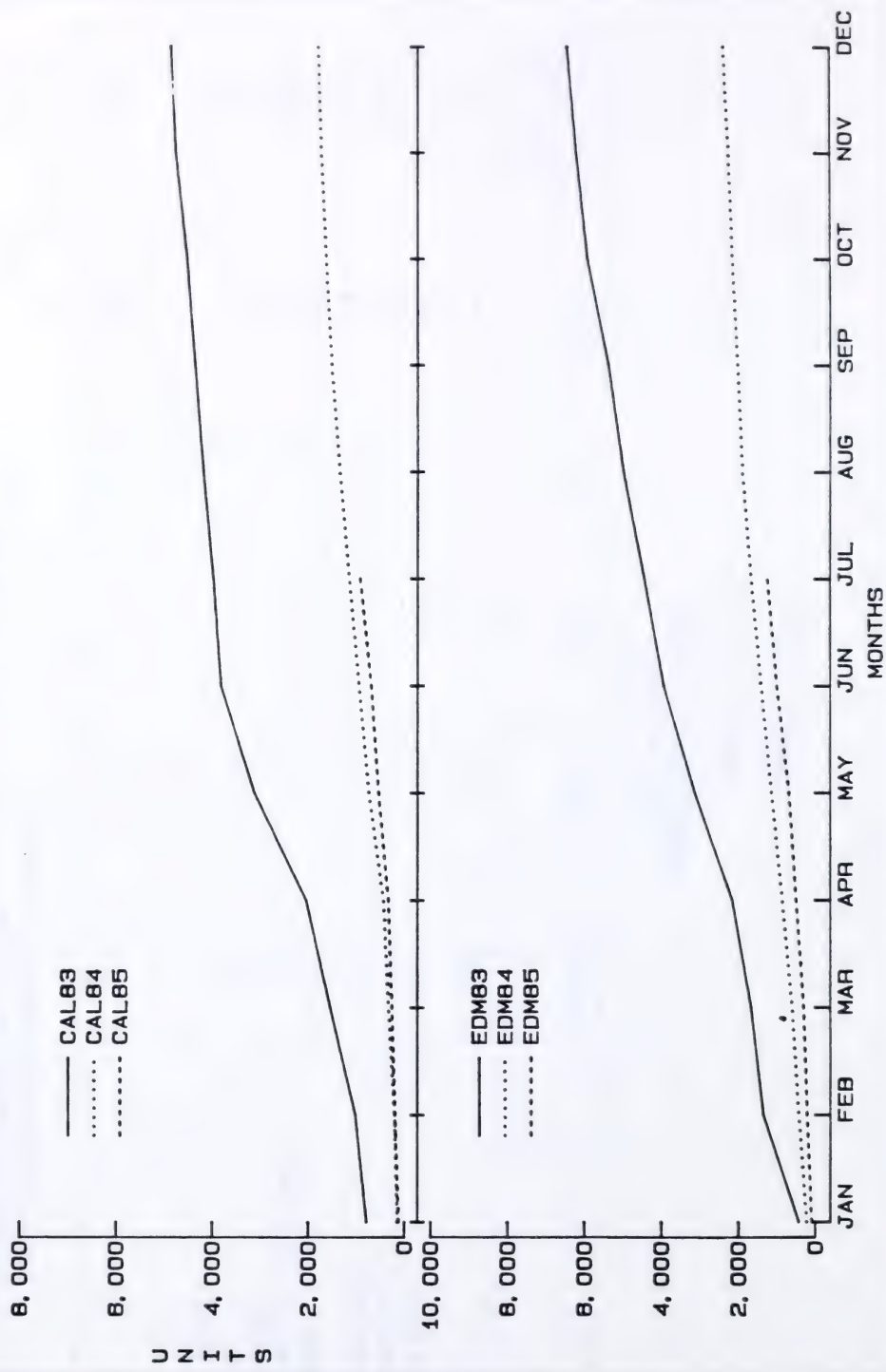


TABLE 2

JUL-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
CALGARY	1104	916	4	0	40	5	0	0	1148	921
CAMROSE	11	14	0	0	0	0	12	0	23	14
EDMONTON M.A.	1497	1139	16	18	146	21	0	59	1659	1237
FORT MCMURRAY	37	145	0	0	0	0	52	0	89	145
GRANDE PRAIRIE	56	77	6	0	0	0	0	0	62	77
LEDUC	12	15	0	0	0	0	0	0	12	15
LETHBRIDGE	113	54	14	8	0	0	5	18	132	80
LLOYDMINSTER(ALTA. PART)	40	53	0	0	8	0	0	80	48	133
MEDICINE HAT	47	30	2	0	0	0	0	0	49	30
RED DEER	99	72	0	2	21	16	4	0	124	90
SPRUCE GROVE	38	16	0	0	0	0	0	0	38	16
TOTAL	3054	2531	42	28	215	42	73	157	3384	2758
PERCENT CHANGE BY TYPE		-17		-33		-80		115		-18

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2  
TOTAL NUMBER OF STARTS EACH MONTH  
URBAN ALBERTA

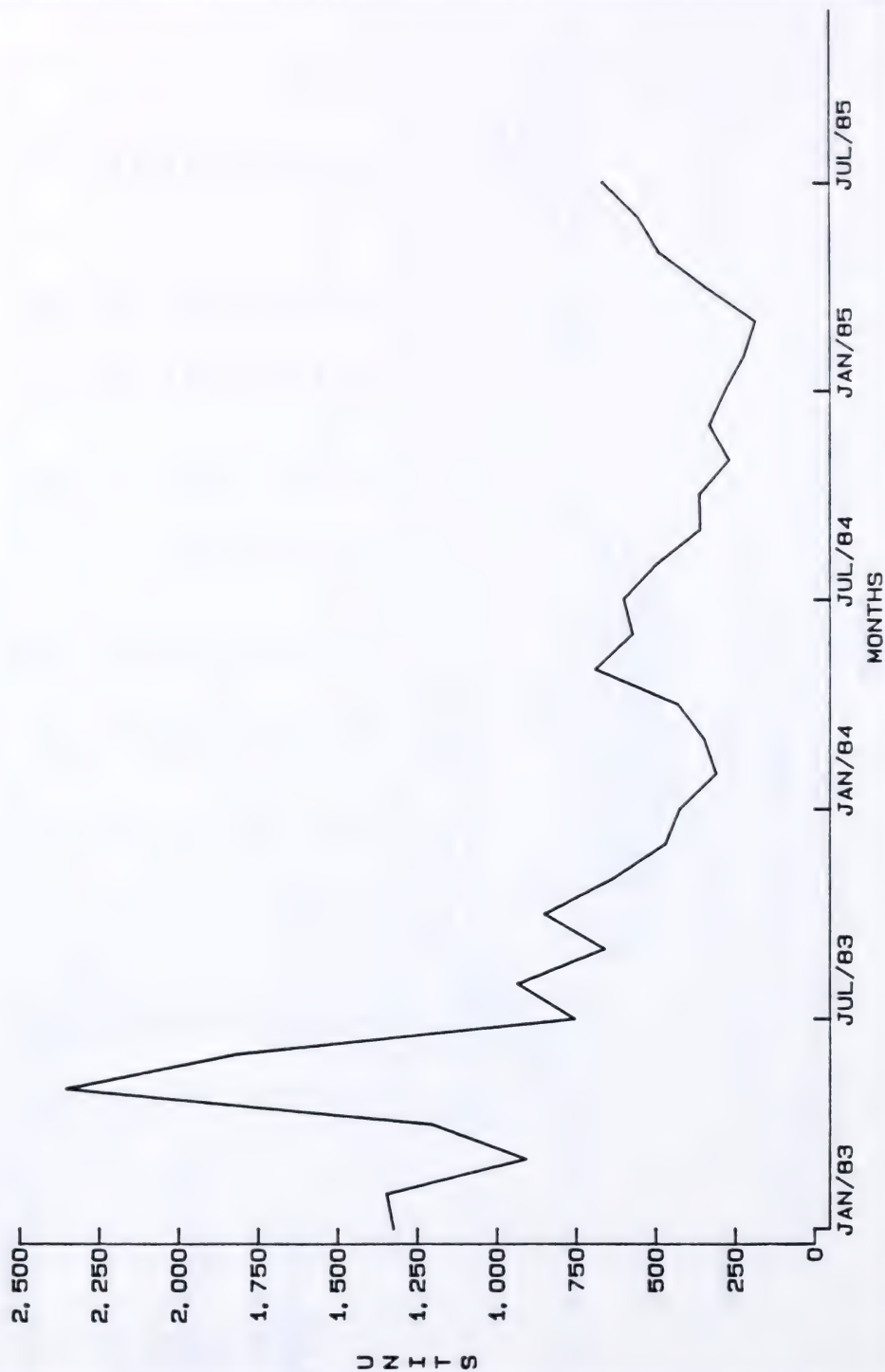


TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	669	11
AUGUST	499		
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	2758	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

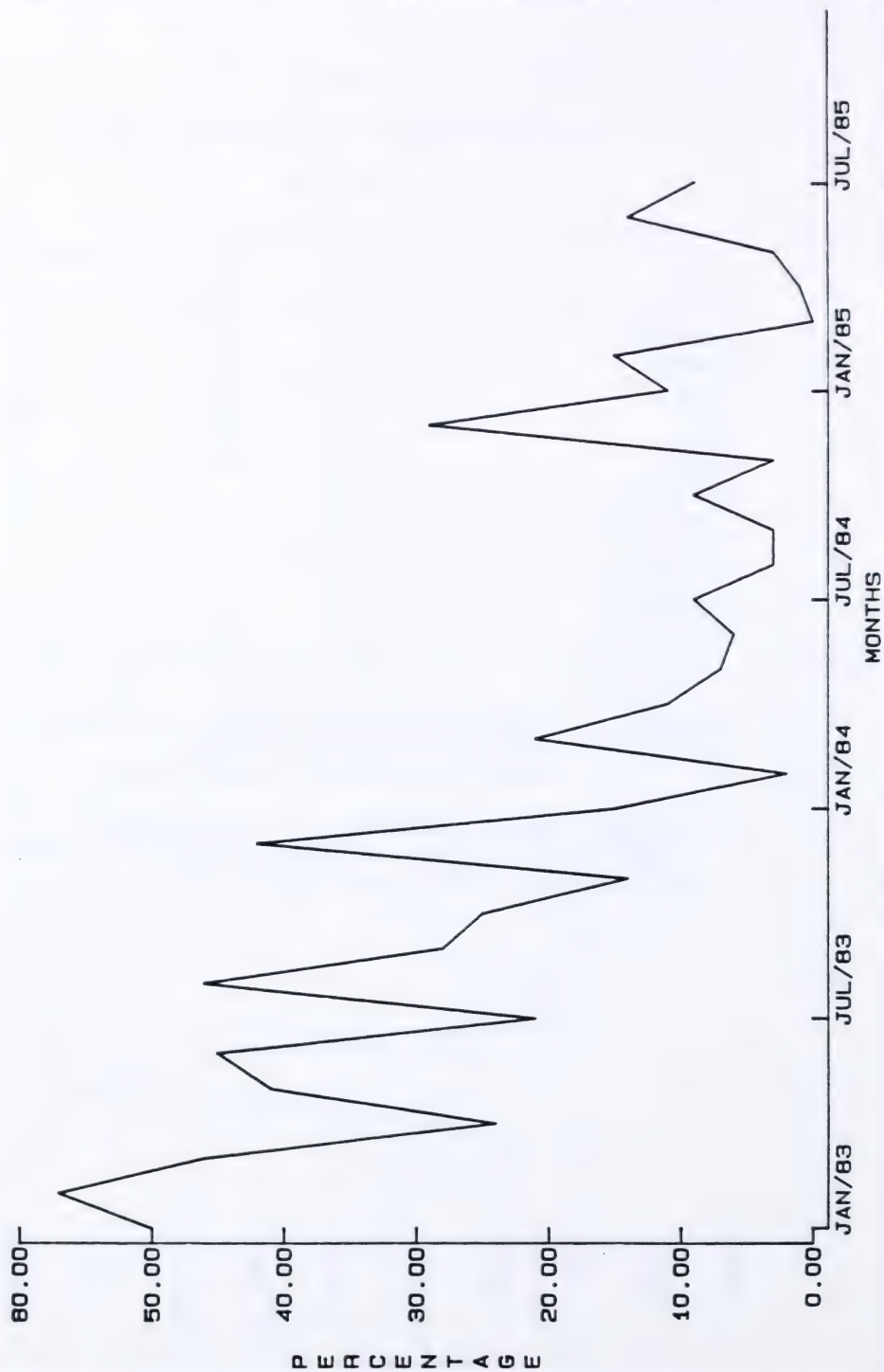




TABLE 4

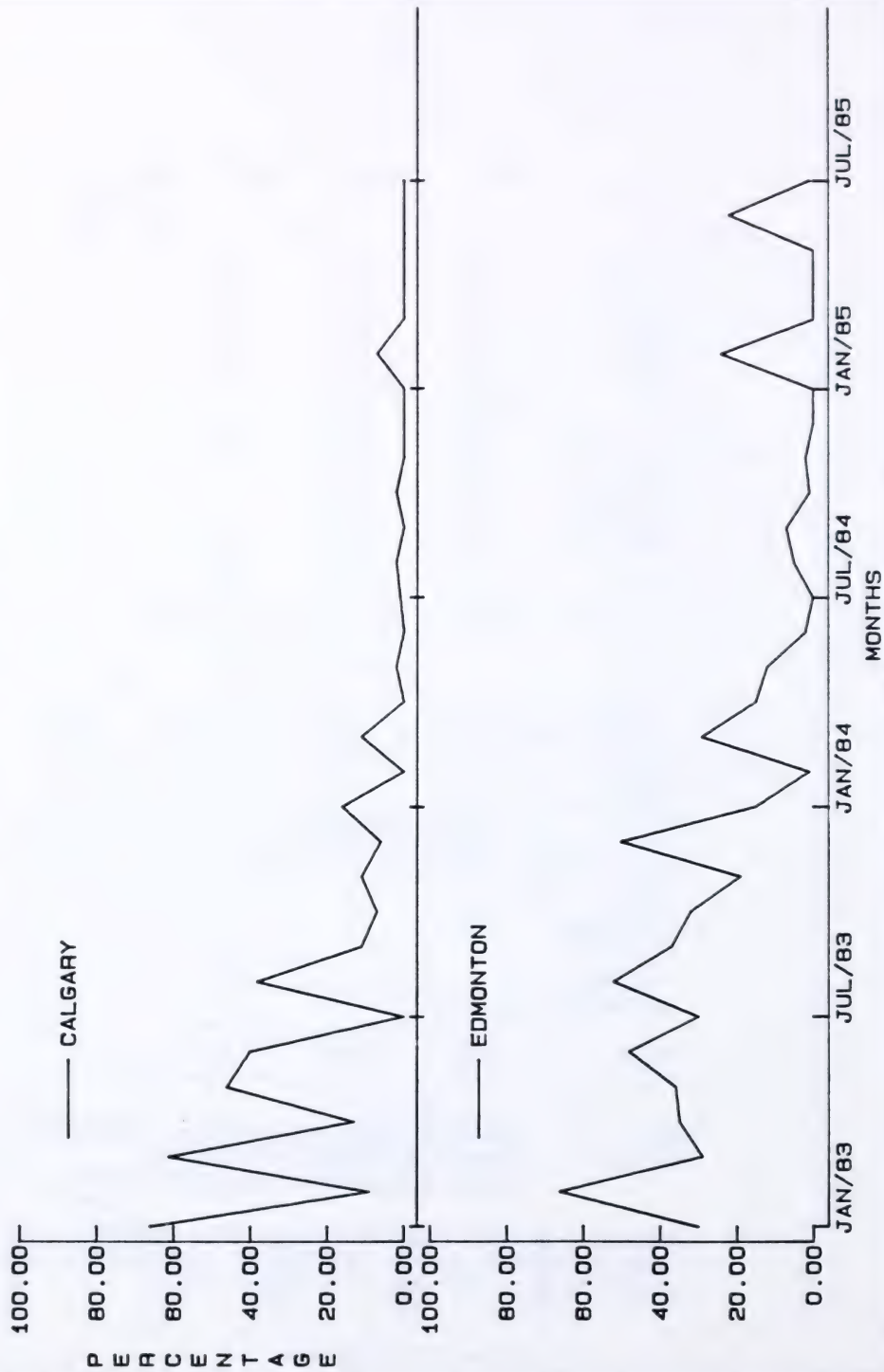
SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

1984-1985				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
1985				
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	669	607	62	9
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	2758	2531	227	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY



# SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1984						EDMONTON (METRO)					
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	142	119	23	16		JANUARY	220	188	32	15	
FEBRUARY	57	57	0	0		FEBRUARY	204	202	2	1	
MARCH	127	113	14	11		MARCH	173	122	51	29	
APRIL	105	105	0	0		APRIL	258	219	39	15	
MAY	306	301	5	2		MAY	279	245	34	12	
JUNE	202	202	0	0		JUNE	268	264	4	1	
JULY	209	207	2	1		JULY	257	257	0	0	
AUGUST	192	188	4	2		AUGUST	221	209	12	5	
SEPTEMBER	172	172	0	0		SEPTEMBER	128	119	9	7	
OCTOBER	119	115	4	3		OCTOBER	146	144	2	1	
NOVEMBER	102	102	0	0		NOVEMBER	101	99	2	2	
DECEMBER	70	70	0	0		DECEMBER	129	129	0	0	
TOTAL	1803	1751	52	3		TOTAL	2384	2197	187	8	

1985						EDMONTON (METRO)					
CALGARY											
JANUARY	118	118	0	0		JANUARY	90	90	0	0	
FEBRUARY	73	68	5	7		FEBRUARY	116	88	28	24	
MARCH	66	66	0	0		MARCH	90	90	0	0	
APRIL	76	76	0	0		APRIL	200	200	0	0	
MAY	202	202	0	0		MAY	185	185	0	0	
JUNE	152	152	0	0		JUNE	313	245	68	22	
JULY	234	234	0	0		JULY	243	241	2	1	
AUGUST						AUGUST					
SEPTEMBER						SEPTEMBER					
OCTOBER						OCTOBER					
NOVEMBER						NOVEMBER					
DECEMBER						DECEMBER					
TOTAL	921	916	5			TOTAL	1237	1139	98		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

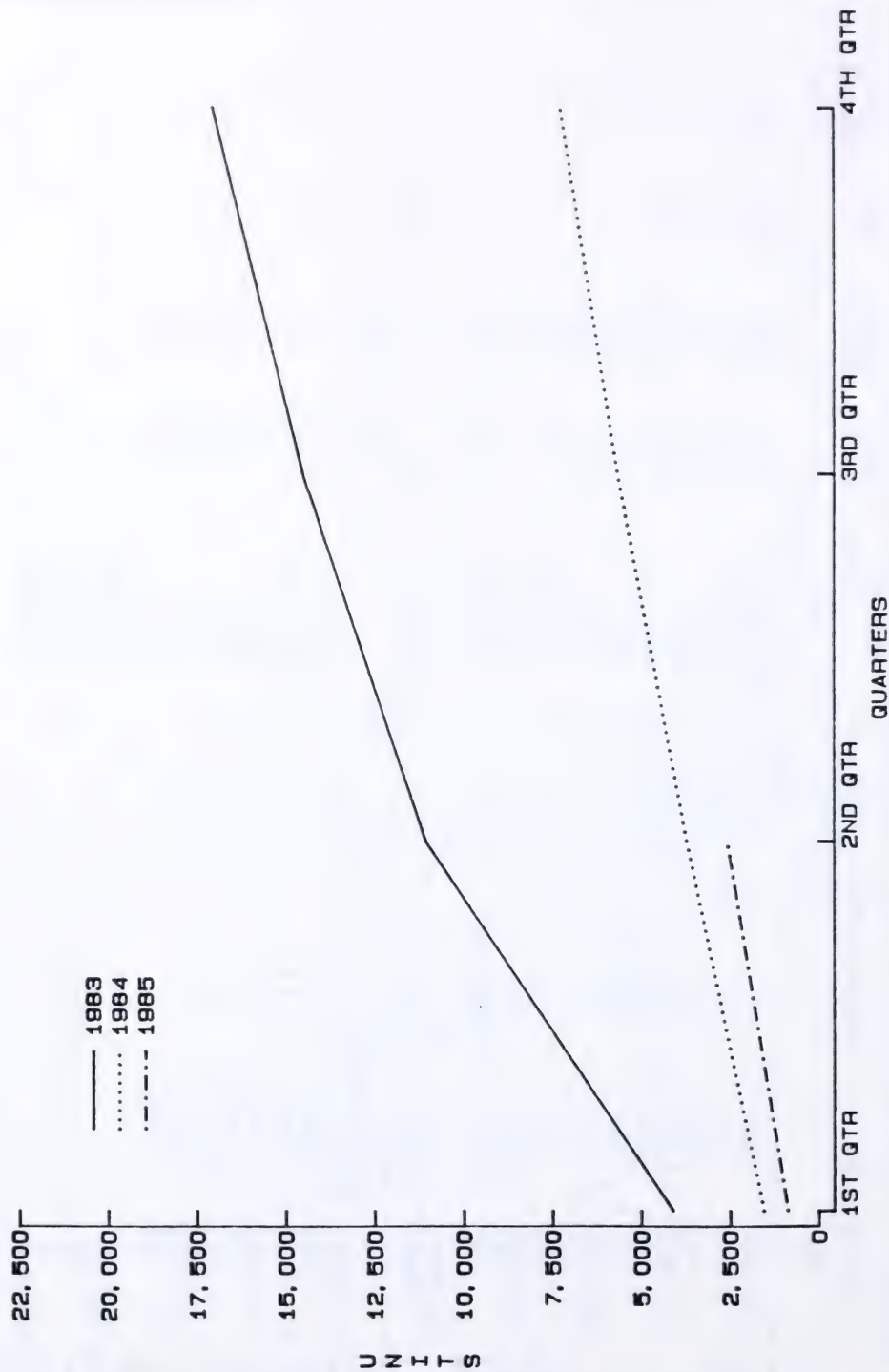


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

1984 - 1985

	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	-44
SECOND QUARTER	2186	1723	-21
THIRD QUARTER	1947		
FOURTH QUARTER	1614		
TOTAL	7295	2596	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH



TABLE 7

JUL-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MONTH LAST YEAR
CALGARY	169	0	0	0	169	-77
CANROSE	2	0	0	0	2	-33
EDMONTON M.A.	180	0	32	28	240	-19
FORT MCMURRAY	12	0	0	0	12	9
GRANDE PRAIRIE	17	0	0	0	17	89
LEDUC	2	0	0	0	2	-97
LETHBRIDGE	9	2	0	0	11	-54
LLOYDMINSTER(ALTA. PART)	11	0	0	50	61	1120
MEDICINE HAT	1	0	0	0	1	-88
RED DEER	12	0	5	0	17	-35
SPRUCE GROVE	1	0	0	0	1	-83
TOTAL	416	2	37	78	533	-56

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH



TABLE 8

JUL-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MONTH LAST YEAR
CALGARY	676	0	0	35	711	-43
CAMROSE	8	0	0	65	73	329
EDMONTON M.A.	638	18	53	289	998	-51
FORT McMURRAY	90	0	0	0	90	41
GRANDE PRAIRIE	53	0	0	0	53	36
LEUC	6	0	0	0	6	20
LETHBRIDGE	60	6	0	18	84	-39
LLOYDMINSTER(ALTA. PART)	24	0	0	30	54	64
MEDICINE HAT	29	0	0	30	59	74
RED DEER	33	2	0	0	35	-91
SPRUCE GROVE	9	0	0	0	9	13
TOTAL	1626	26	53	467	2172	-46

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

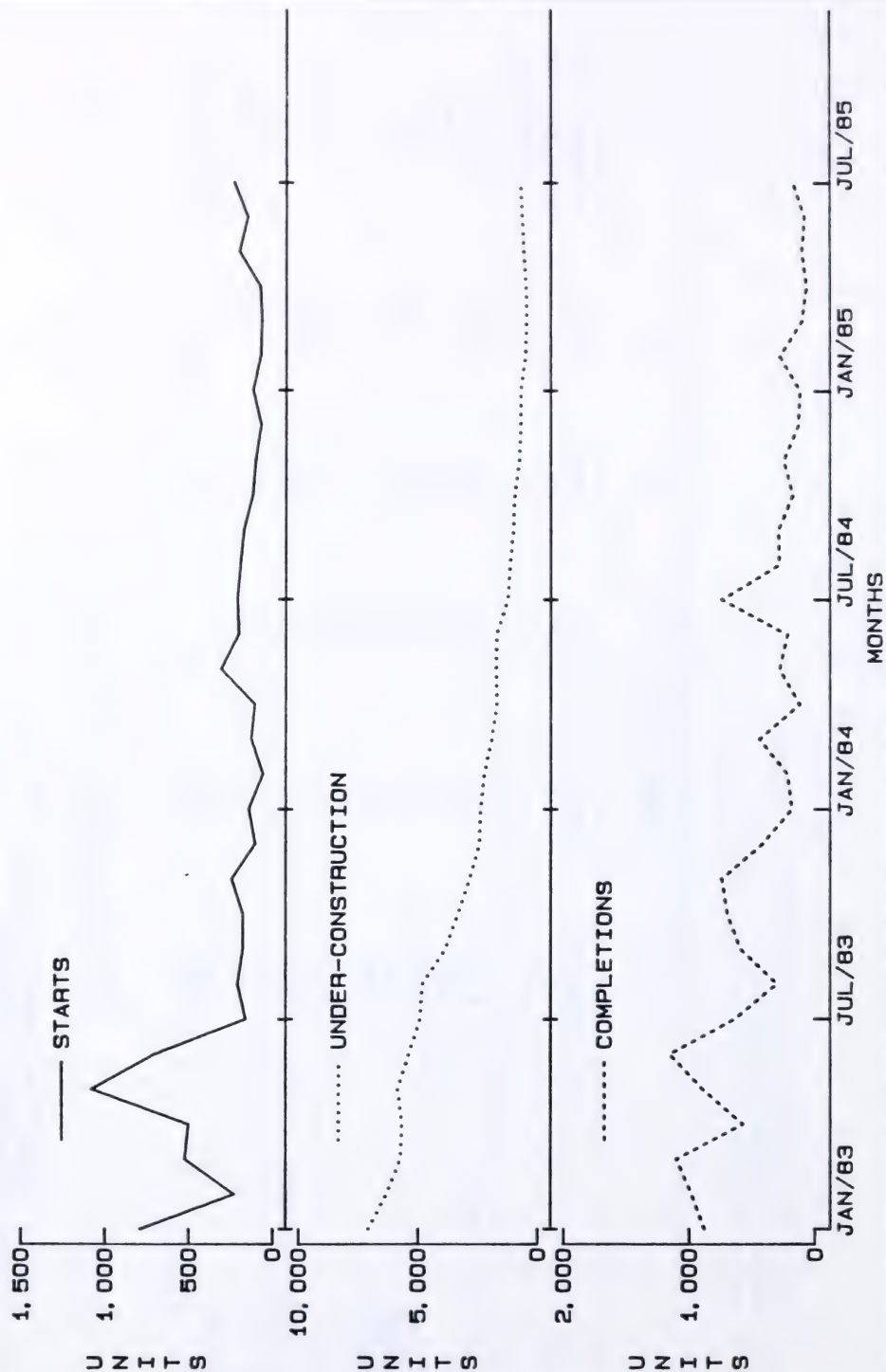


TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

----- 1984 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
----- 1985 -----			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

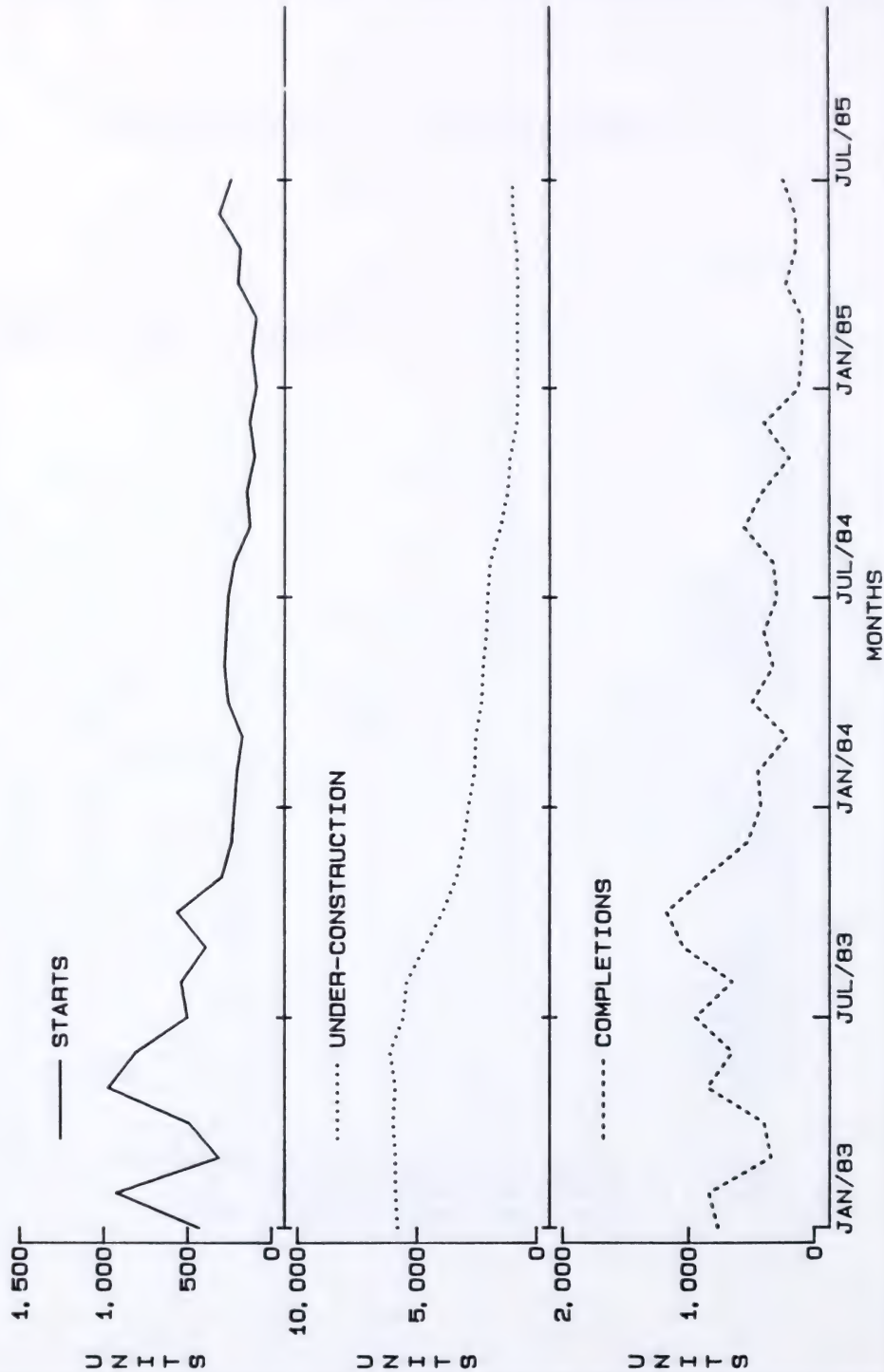


TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

----- 1984 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
----- 1985 -----			
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	998
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

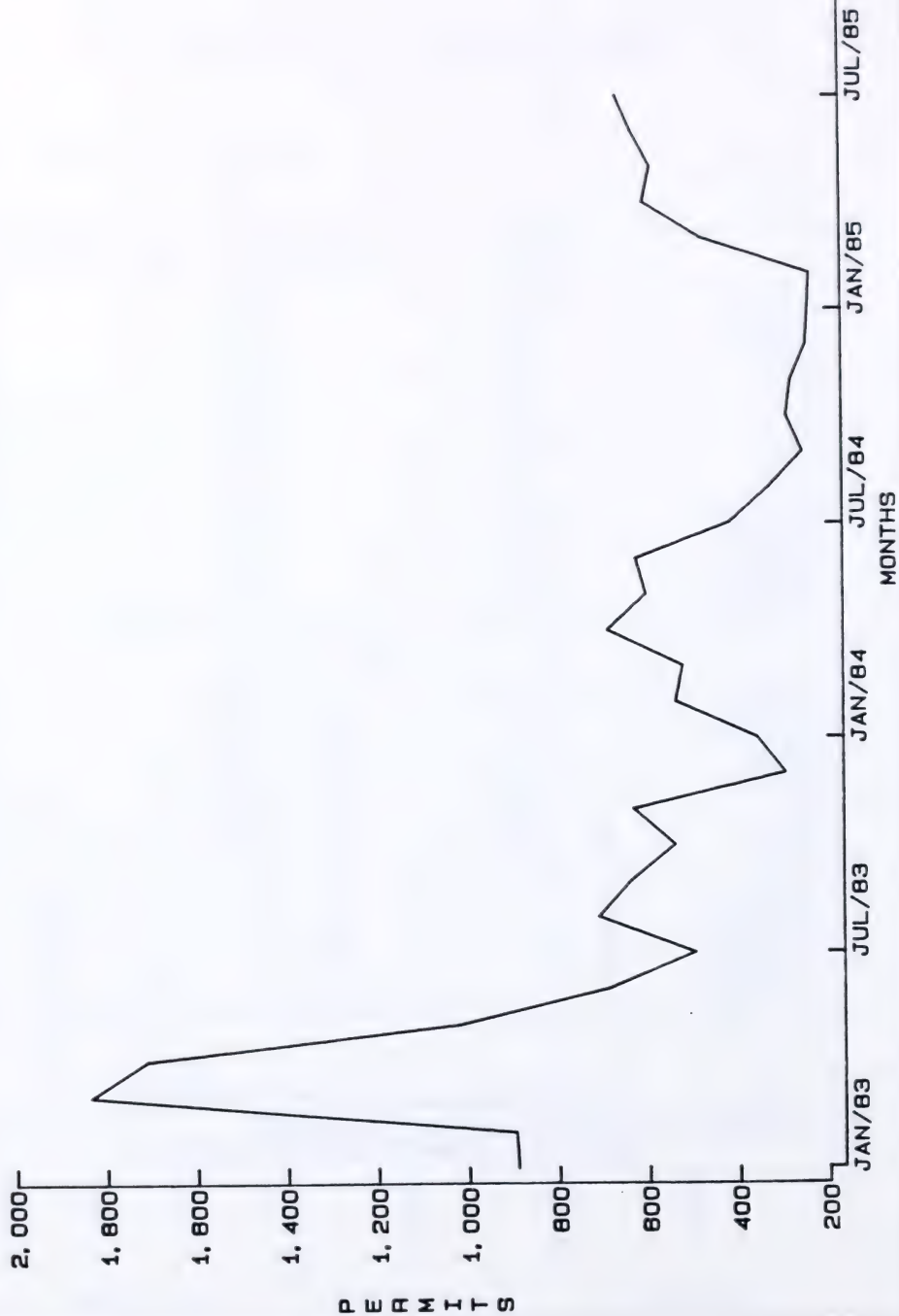




TABLE 11

JUL-85

 RESIDENTIAL BUILDING PERMITS  
 URBAN ALBERTA

CITY	SINGLES	SEMI'S	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MONTH LAST YEAR
CALGARY	256	2	0	0	258	63
CAMROSE	5	0	0	0	5	67
EDMONTON M.A.	274	4	0	0	278	61
FORT McMURRAY	20	0	0	0	20	5
GRANDE PRAIRIE	20	0	0	0	20	186
LEDUC	3	0	0	0	3	200
LETHBRIDGE	15	0	0	0	15	7
LLOYDMINSTER(ALTA. PART)	23	0	0	0	23	0
MEDICINE HAT	17	0	0	0	17	1600
RED DEER	19	0	0	0	19	138
SPRUCE GROVE	4	0	0	0	4	-50
TOTAL	656	6	0	0	662	60

SOURCE: ALBERTA BUREAU OF STATISTICS  
 PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

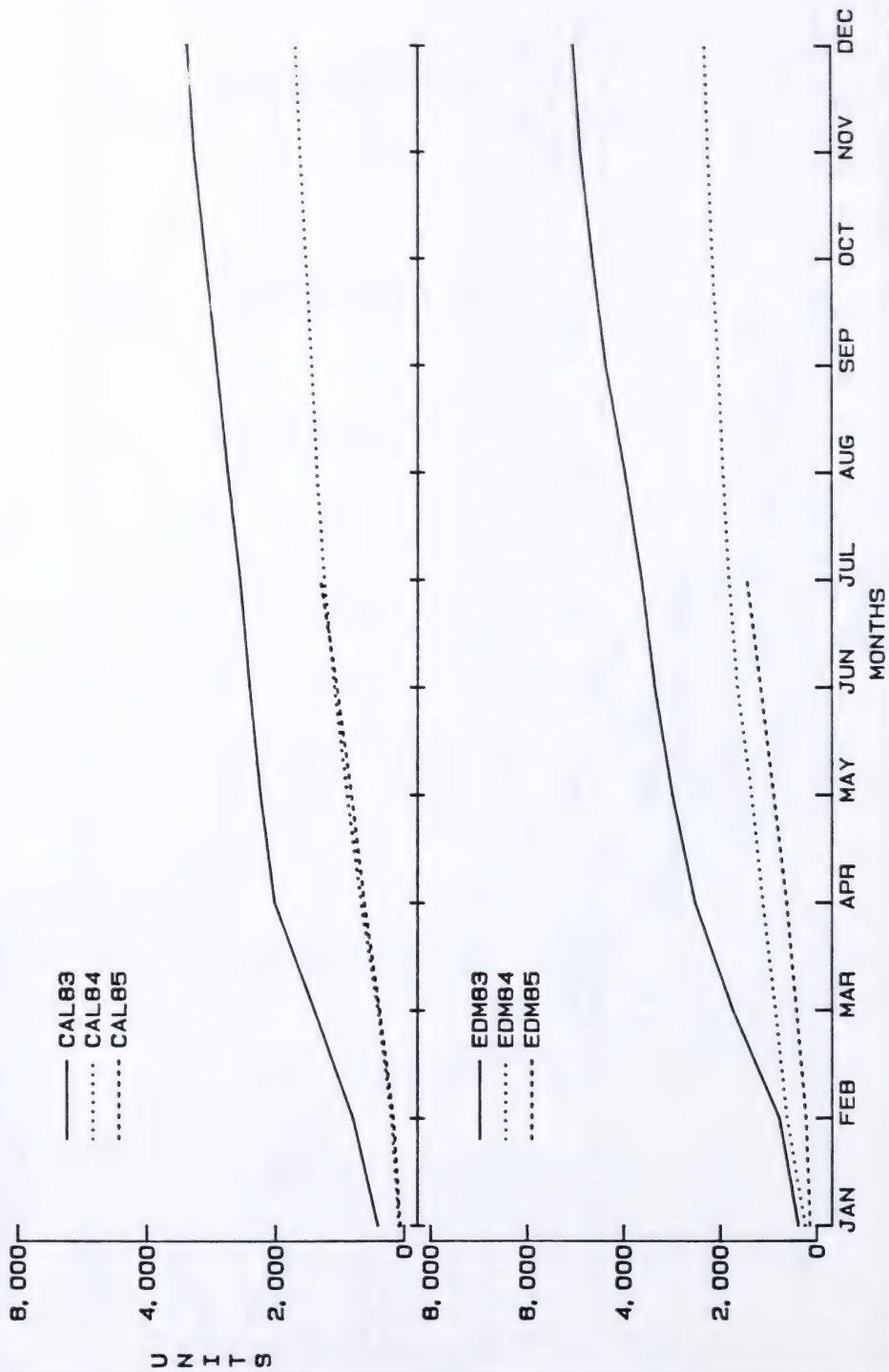


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA. PART)		MEDICINE HAT		REXDALE		SPRUING GROVE	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
JANUARY	85	65	0	2	239	139	1	3	1	5	1	2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196	168	0	2	622	228	4	17	3	8	2	3	25	7	8	26	10	2	20	11	5	2
MARCH	402	383	2	4	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31	9	5
APRIL	670	618	17	9	1118	623	15	67	17	34	3	9	112	37	32	82	33	10	62	59	24	6
MAY	888	820	21	11	1350	896	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	8
JUNE	1087	1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15
JULY	1245	1304	26	18	1815	1440	111	157	50	81	8	19	175	87	115	154	43	42	114	109	42	19
AUGUST	1360		30		1934		129		56		11	186		145		145	50		123		47	
SEPTEMBER	1442		31		2034		137		62		11	194		147		147	84		132		50	
OCTOBER	1534		35		2161		150		69		11	200		169		169	89		142		52	
NOVEMBER	1629		39		2246		162		74		12	202		235		235	94		145		52	
DECEMBER	1701		107		2309		163		77		13	210		250		250	96		152		56	
PERCENT CHANGE	5		31		21		41		62		138		50		34		2		4		55	

## TOTAL

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134	
1985	239	474	951	1554	2140	2768	3430						-8

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

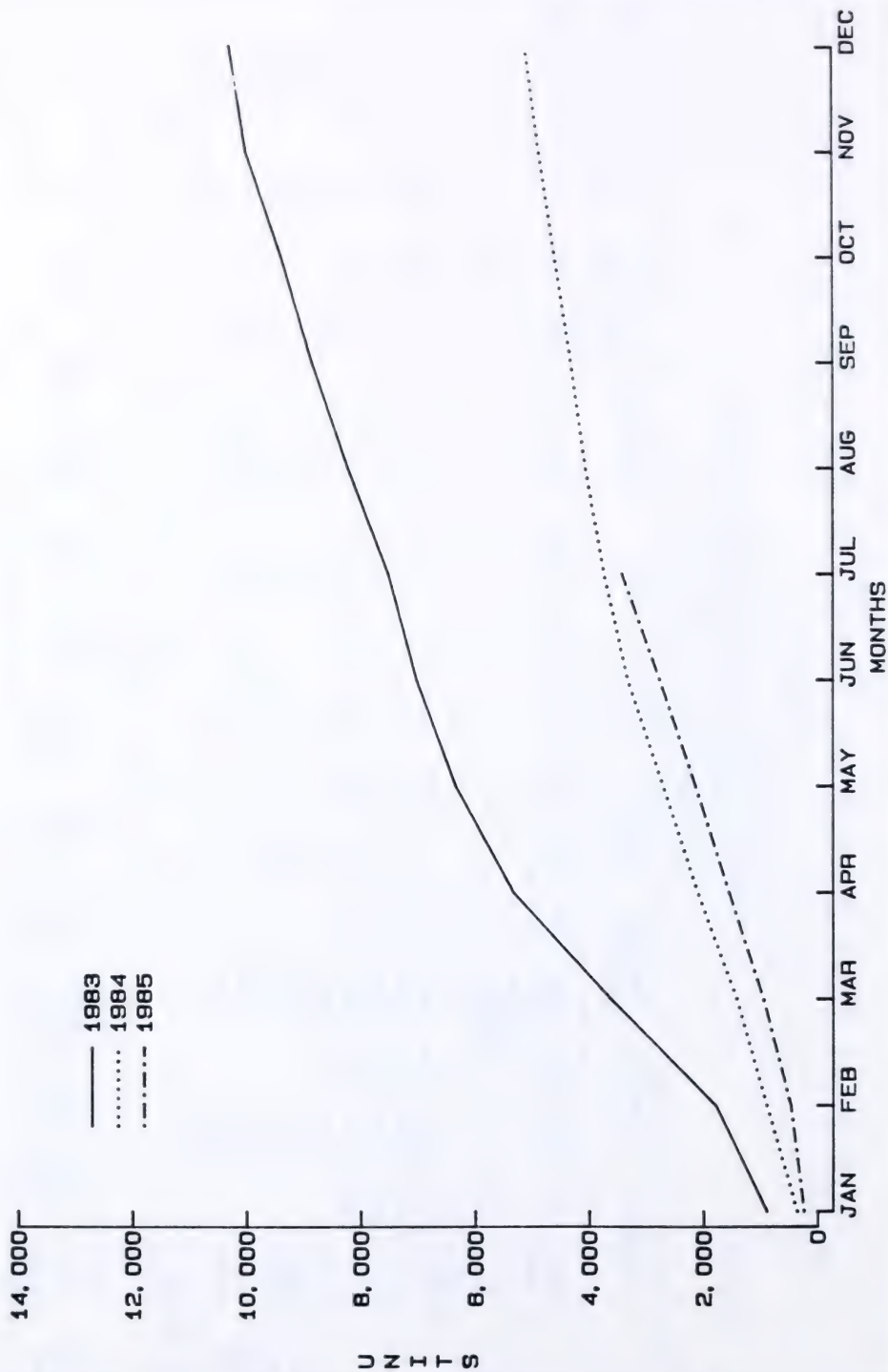


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687	603	-12
MAY	602	586	-3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327		
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	3430	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE





TABLE 14  
RESIDENTIAL BUILDING PERMITS  
SELECTED RURAL AREAS

	SINGLES		MULTI		TOTAL	
	JULY-85	YEAR TO DATE	JULY-85	YEAR TO DATE	JULY-85	YEAR TO DATE
BONNYVILLE	10	50	0	0	10	50
COLD LAKE	14	69	101	157	115	226
GRAND CENTRE	1	12	2	16	3	28
WILK POINT	5	22	0	0	5	22
ST. PAUL	5	20	0	0	5	20

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

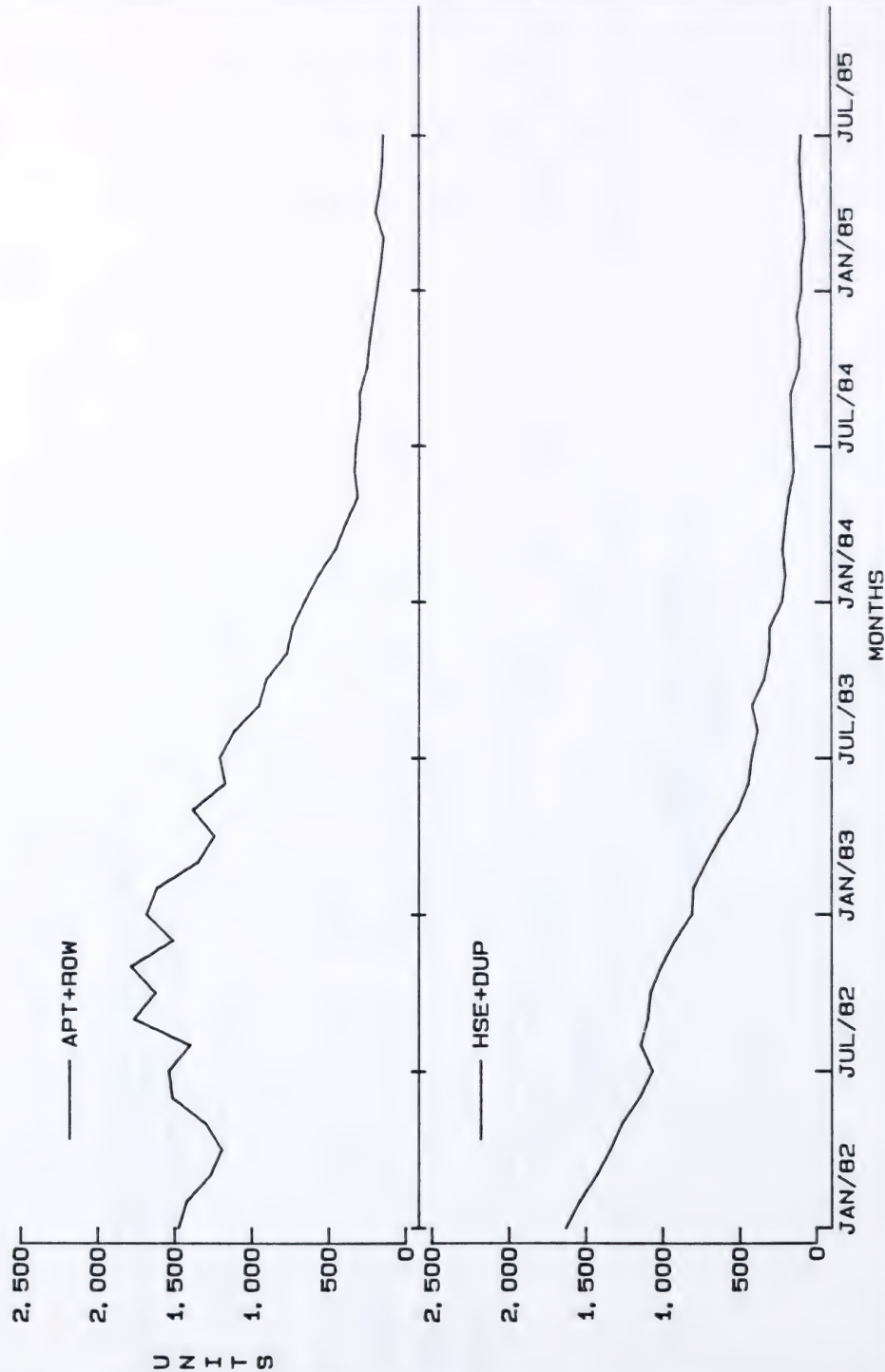


TABLE 15

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----1984-----					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
-----1985-----					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	97	165	262	141	37
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

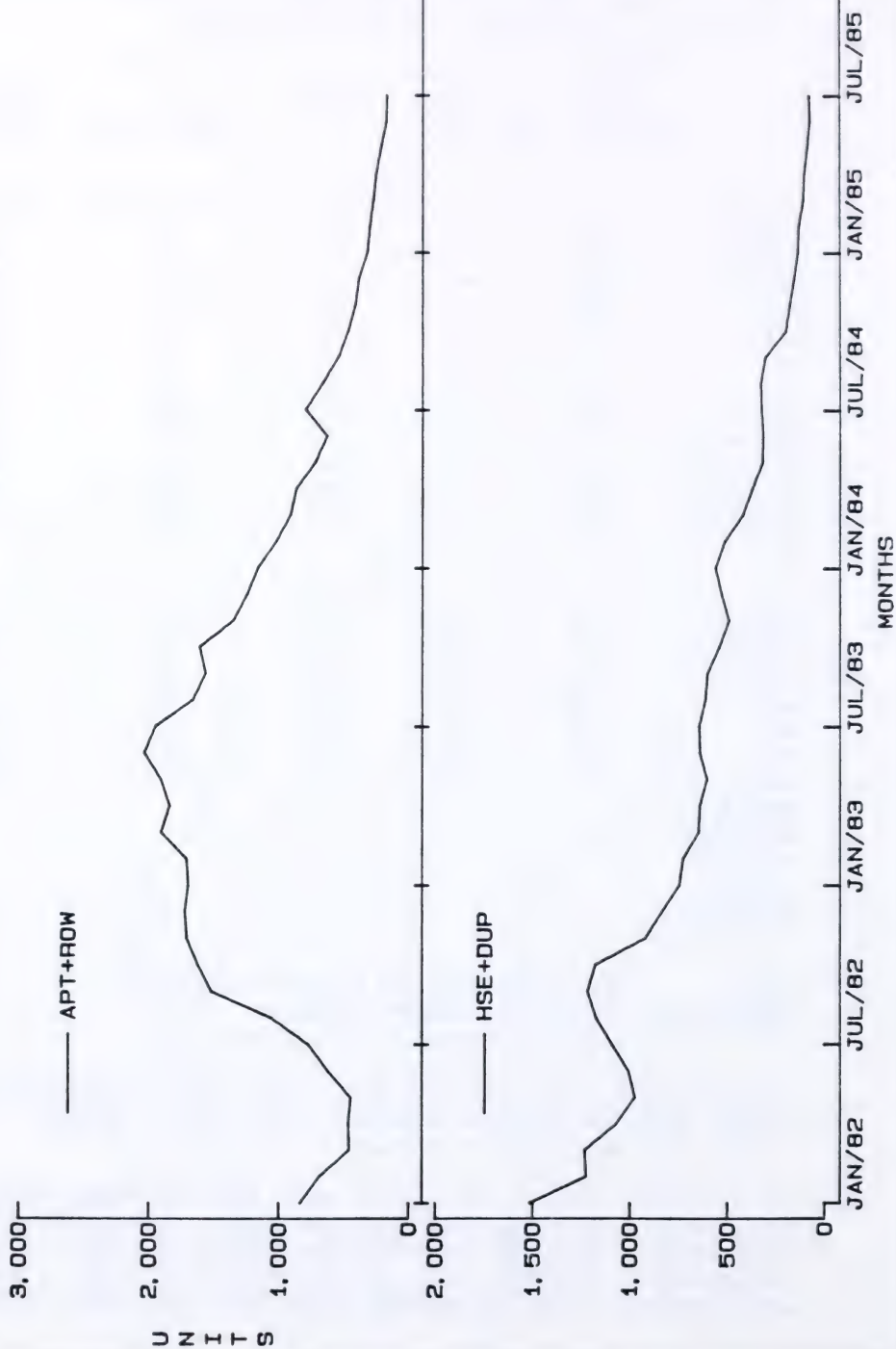


TABLE 16

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
-----					
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST					
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)



FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

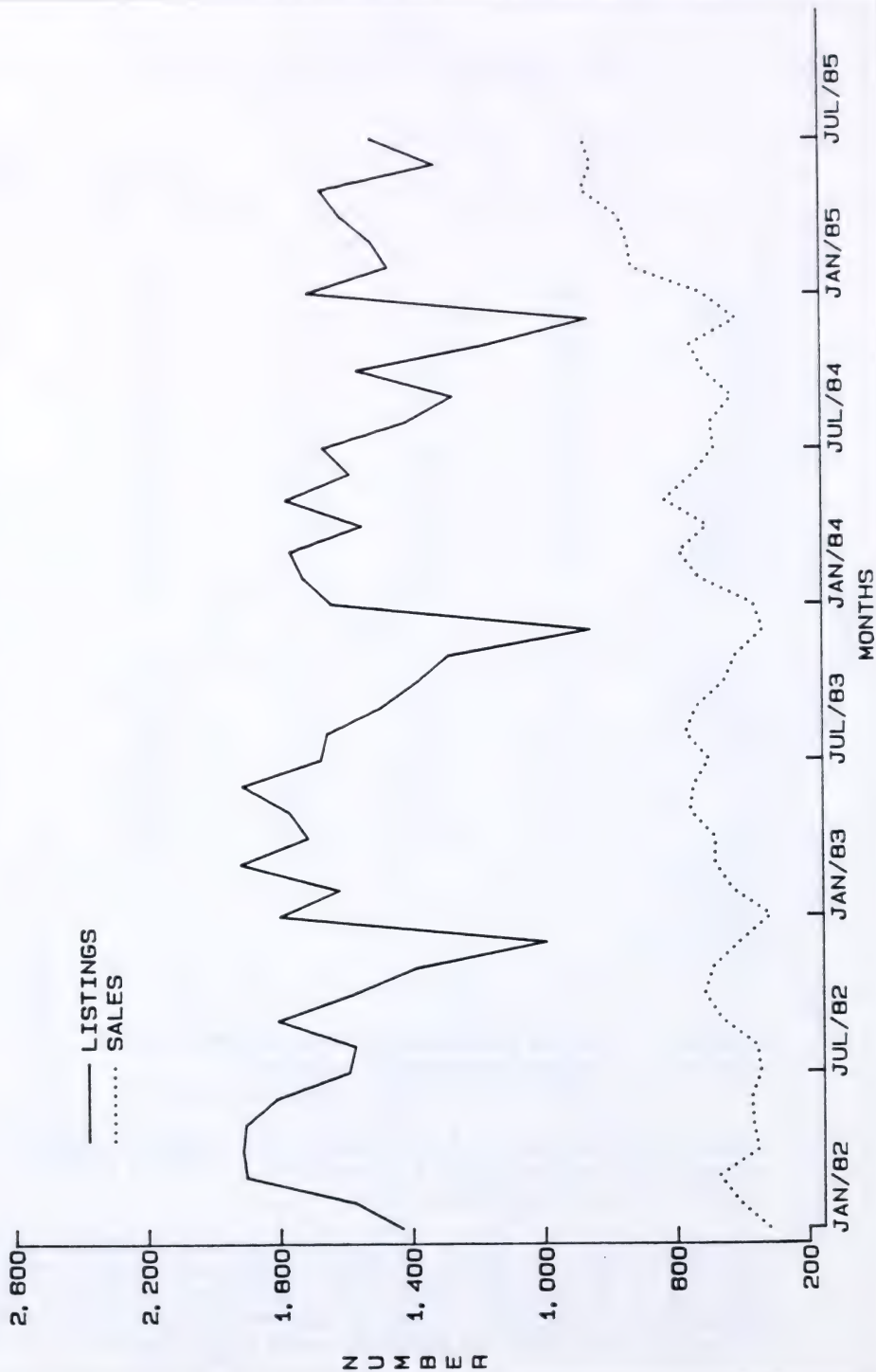




TABLE 17  
RESIDENTIAL LISTINGS, SALES AND PRICE  
EDMONTON

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
1985				
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
SOURCE: EDMONTON REAL ESTATE BOARD				
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING				
MARKET AND ECONOMIC ANALYSIS BRANCH				

FIGURE 14  
LISTINGS AND SALES  
CALGARY

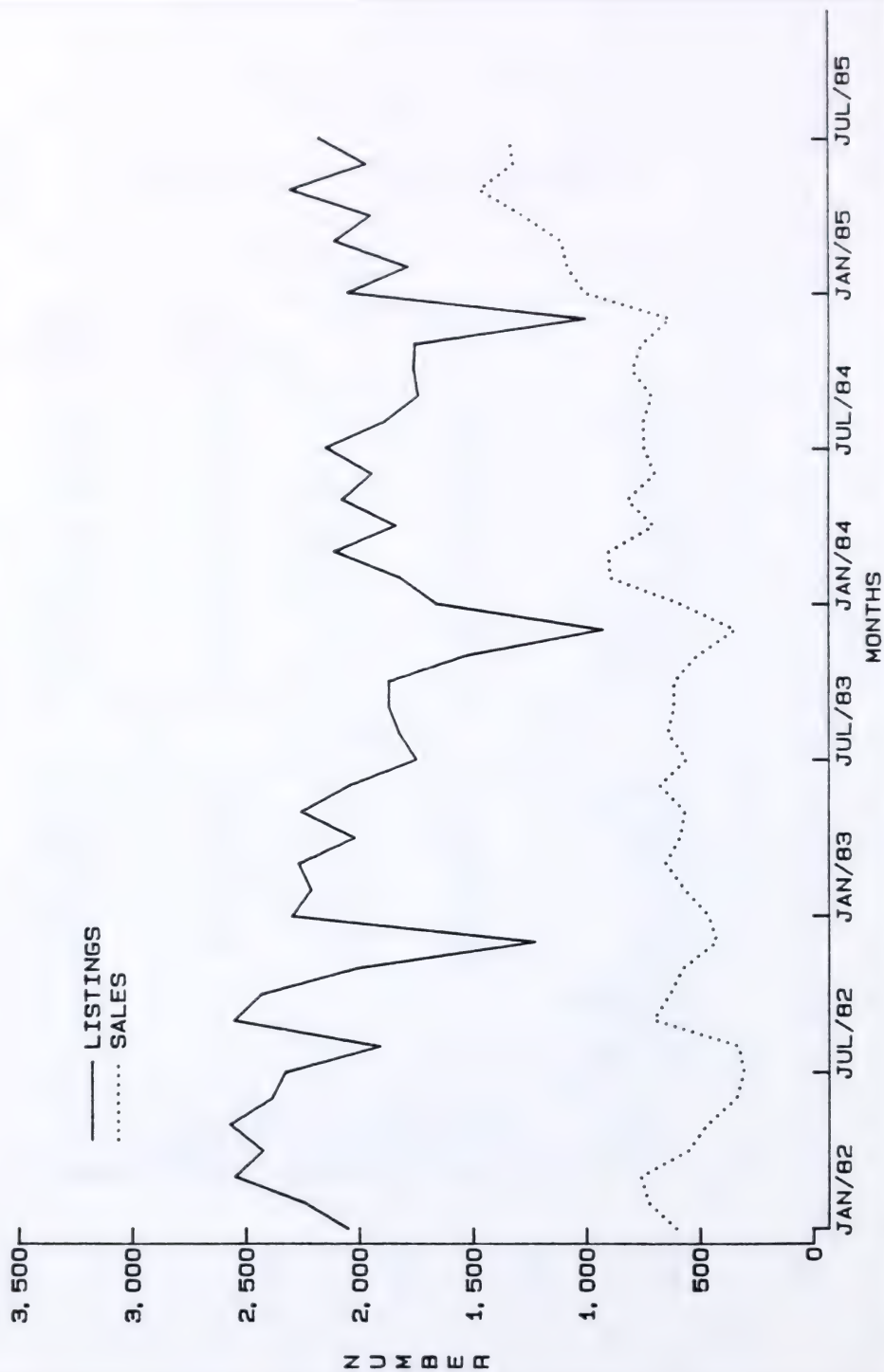


TABLE 18  
RESIDENTIAL LISTINGS, SALES AND PRICE  
CALGARY

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
1985				
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

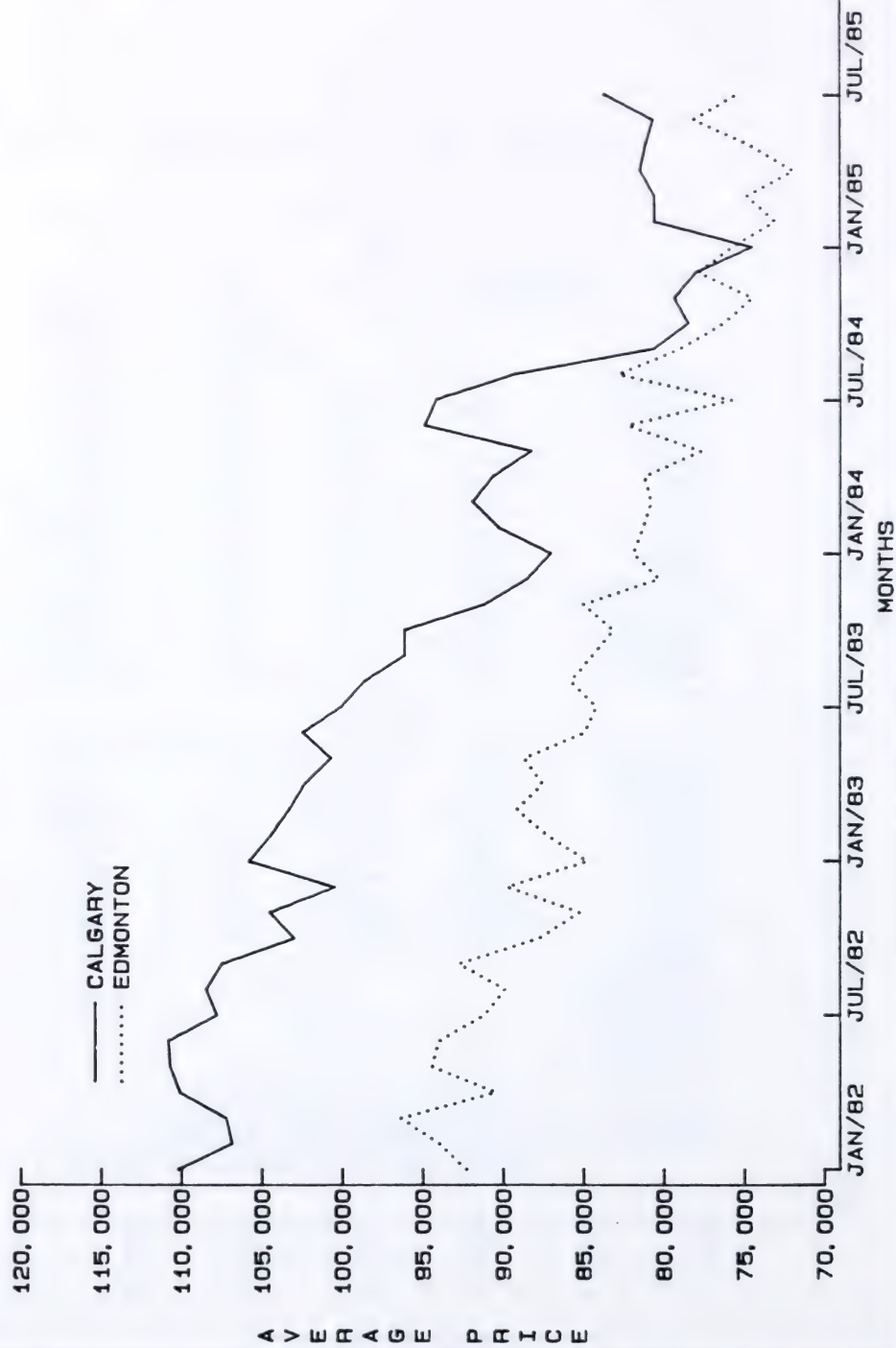
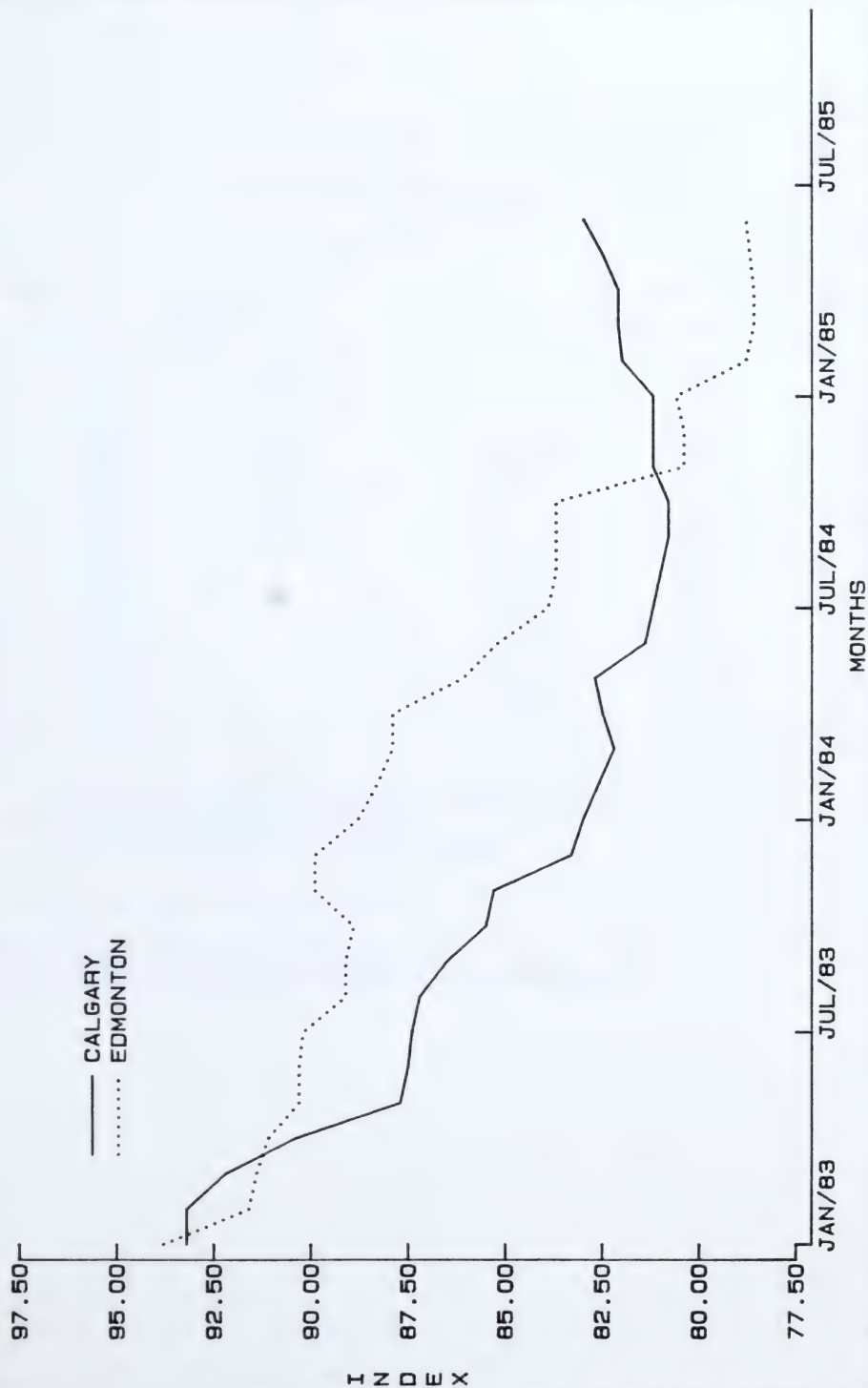


FIGURE 18  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)



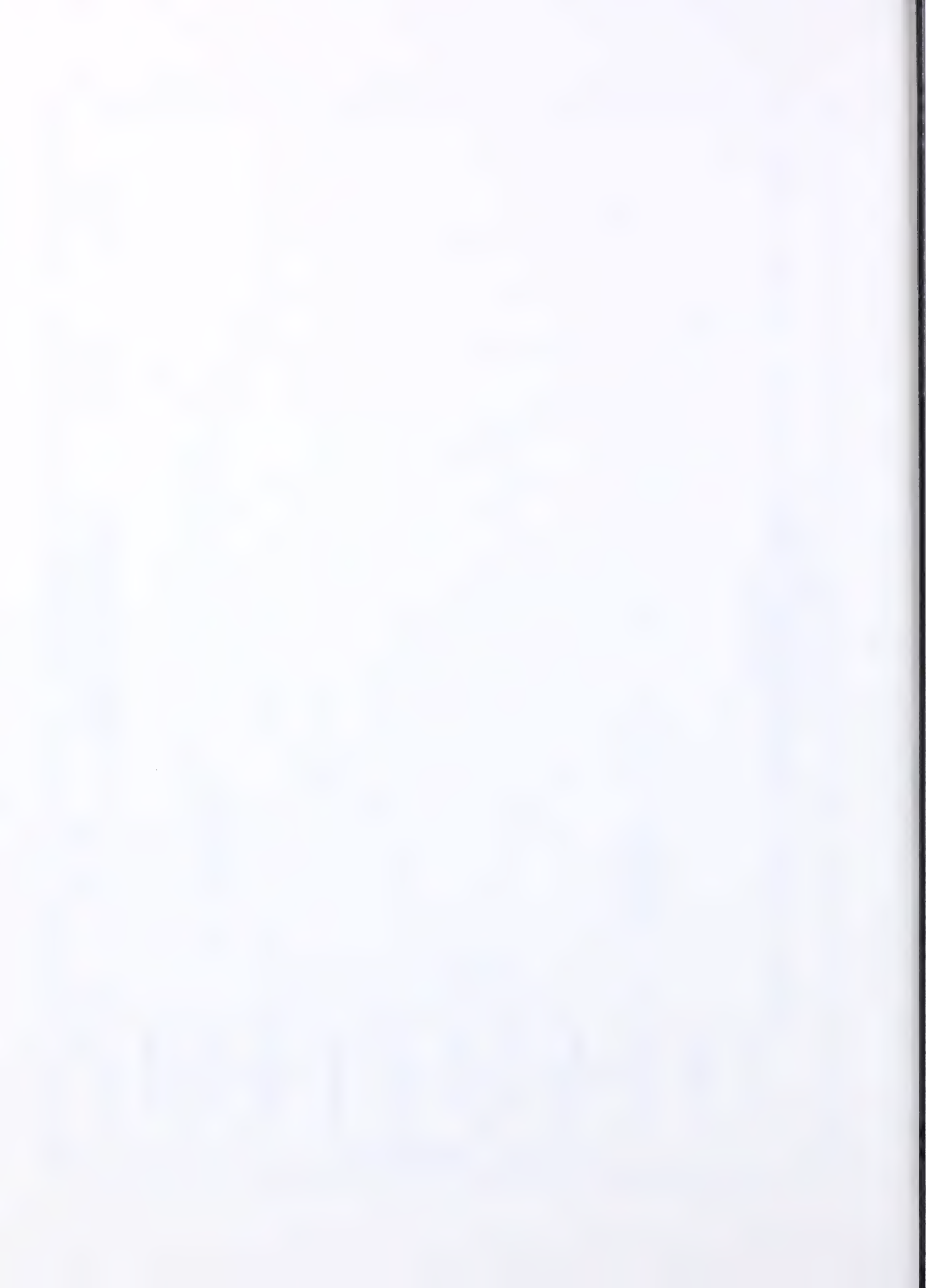




TABLE 19  
NEW HOUSING PRICE INDICES\*  
1981=100

CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7	82.5	MAY	86.1	78.7
JUNE	81.4	83.0	JUNE	85.2	78.8
JULY	81.2		JULY	83.9	
AUGUST	81.0		AUGUST	83.7	
SEPTEMBER	80.8		SEPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA DEPARTMENT OF HOUSING  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



OCT - 8 1985

# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

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AUGUST 1985

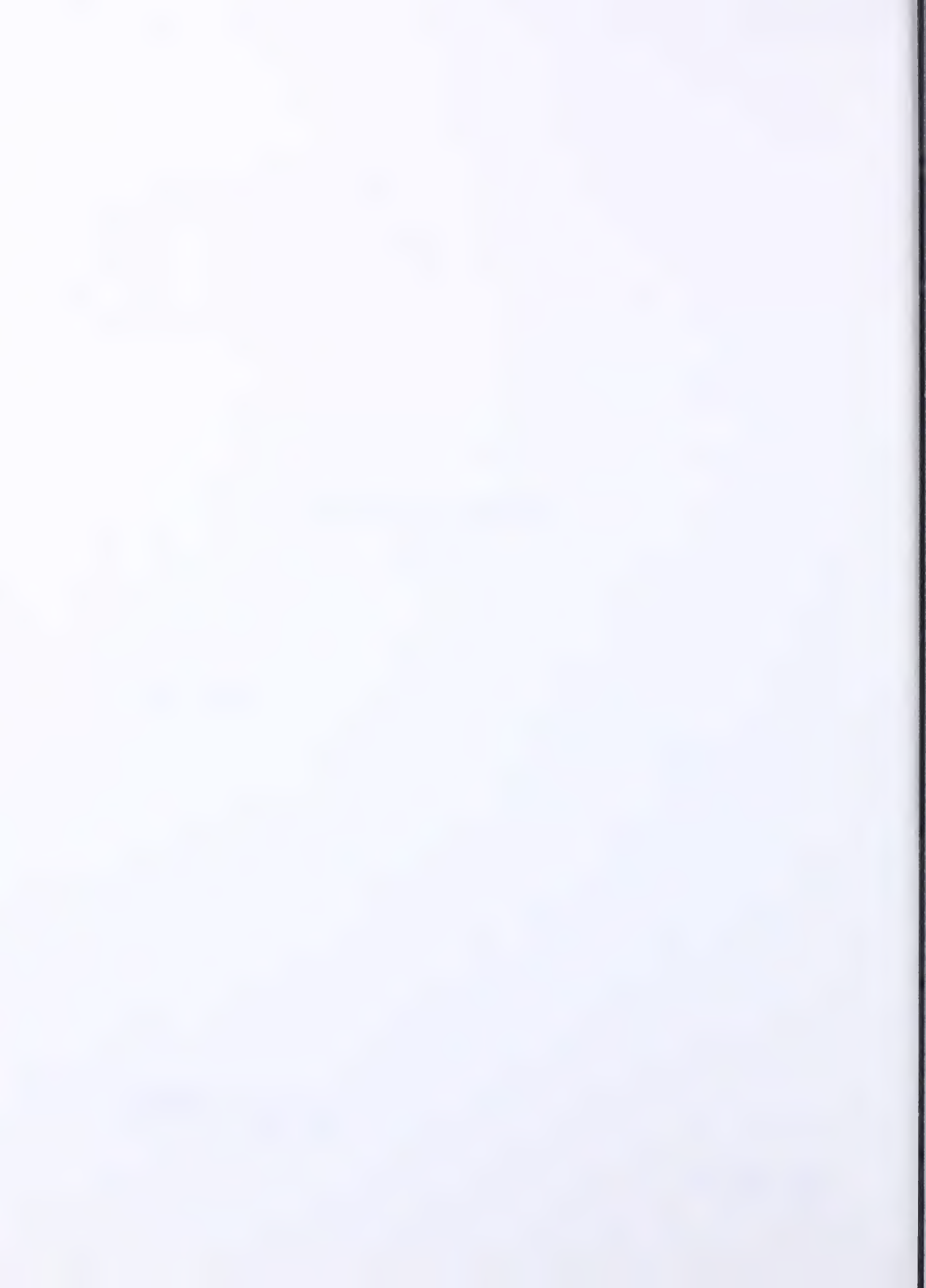


RESIDENTIAL CONSTRUCTION  
IN ALBERTA

AUGUST 1985

ALBERTA  
DEPARTMENT OF HOUSING

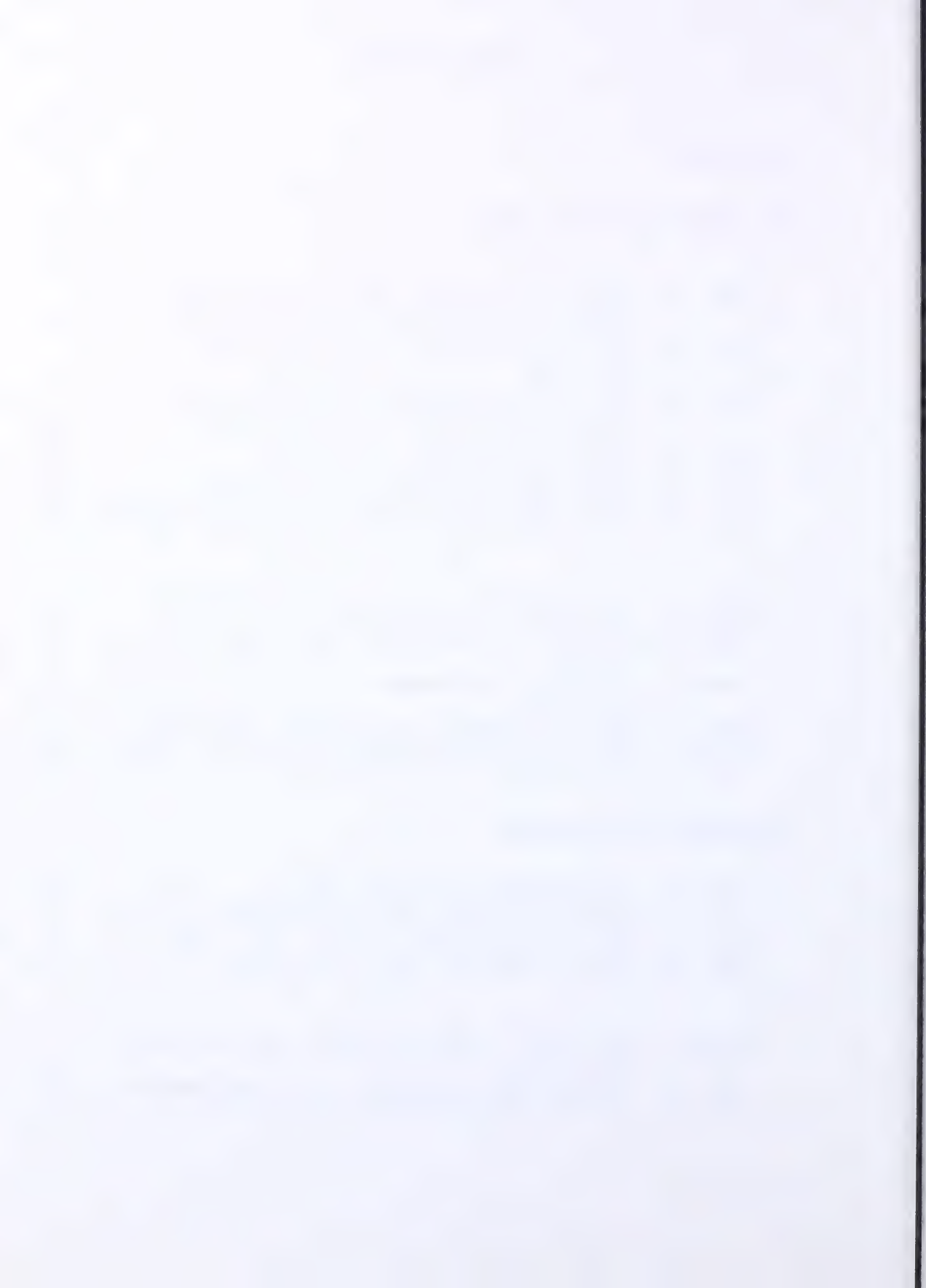
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## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	<b>1</b>
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
Table 14: Building Permits for Selected Rural Areas	26
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24



**D. Newly Completed and Unoccupied Dwellings**

Table 15: Newly Completed and Unoccupied Dwellings by Month - Edmonton	28
Table 16: Newly Completed and Unoccupied Dwellings by Month - Calgary	30

\* \* \* \*

Figure 11: Newly Completed and Unoccupied Dwellings - Edmonton	27
Figure 12: Newly Completed and Unoccupied Dwellings - Calgary	29

**E. Multiple Listings Service (M.L.S.)**

Table 17: Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	32
Table 18: Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	34

\* \* \* \*

Figure 13: Listings and Sales - Edmonton	31
Figure 14: Listings and Sales - Calgary	33
Figure 15: Average Sales Prices - Calgary and Edmonton	35

**F. New Housing Price Indexes**

Table 19: New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	37
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Figure 16: New Housing Price Indexes in Calgary and Edmonton	36
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## Highlights

### Urban Alberta

- ° Housing starts in August decreased to 576 units from the previous months, but up 15% from 499 units in August 1984.
- ° Total starts to date decreased 14% to 3,334 units from 3,883 for 1984. Multiples declined 33% while singles dropped 12%.
- ° Units under construction in August increased to 2,348 of which 661 were apartment units.
- ° The number of building permits issued in August decreased slightly from the previous month to 618 units but up 89% compared to the same month last year.

### Calgary

- ° Calgary's starts increased to 243 units last month, a 27% increase from August 1984.
- ° However, total starts for the year are still down 13% to 1,164 units from 1,340 for 1984. Only 7 multiples were started for the first eight months of this year. Single family starts decreased 10% over last year.
- ° Housing under construction increased again to 925 units (221 apartments, 2 semis and 702 singles) from 711 the month before, but inventory of newly completed and unoccupied housing continued to decrease to 206 units from 251 in July.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The document also outlines the responsibilities of individuals involved in the process, including the need for transparency and accountability.

The second part of the document provides a detailed overview of the various methods used to collect and analyze data. It describes the different types of data sources, such as surveys, interviews, and focus groups, and explains how this information is used to identify trends and patterns. The document also discusses the challenges associated with data collection and analysis, such as ensuring the reliability and validity of the data.

The final part of the document discusses the importance of communication and collaboration in the research process. It emphasizes that effective communication is essential for ensuring that all team members are working towards the same goals and for sharing information and resources. The document also outlines the need for ongoing communication and collaboration throughout the entire research process.



- ° Building permits increased to 279 units (237 singles and 42 multiples) in August, up 8% from the month before, and more than doubled the August 1984 level.
- ° The resale housing market continued to be extremely active with 1,317 residential units sold during the month. Sales last month were 75% higher than in August 1984. The ratio of sales to listings reached .71, highest for the year.
- ° The average resale house price dropped 5% to \$79,535 from \$83,752 last month. However, the new house price index continued to show an upward trend to 83.5 in July.

### Edmonton

- ° Edmonton's housing starts in August are 6% (234 units) higher than in the same month last year.
- ° Total starts for the year declined 22% compared to (1,880 units) the same period 1984, mainly due to decreases in single family starts.
- ° Housing under construction remained almost unchanged (999 units) from the month before. Inventory of newly completed and unoccupied units also remained virtually unchanged at 246 units despite nearly 300 units completed during the month.
- ° In the resale market, the number of houses sold rose 67% over the same month last year to 817 units.
- ° The average selling price increased to \$77,514 last month, a 3% increase from the month before. The new house price index also increased marginally to 79.0 in July.



TABLE 1

AUG-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	241	2	0	0	243	27
CAMROSE	5	0	0	0	5	150
EDMONTON M.A.	230	4	0	0	234	6
FORT MCMURRAY	20	0	0	0	20	-39
GRANDE PRAIRIE	22	0	0	0	22	175
LEDUC	4	0	0	0	4	100
LETHBRIDGE	10	0	0	0	10	-38
LLOYDMINSTER(ALTA. PART)	4	0	0	0	4	-64
MEDICINE HAT	5	0	0	0	5	0
RED DEER	26	0	0	0	26	271
SPRUCE GROVE	3	0	0	0	3	50
TOTAL	570	6	0	0	576	15

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 1

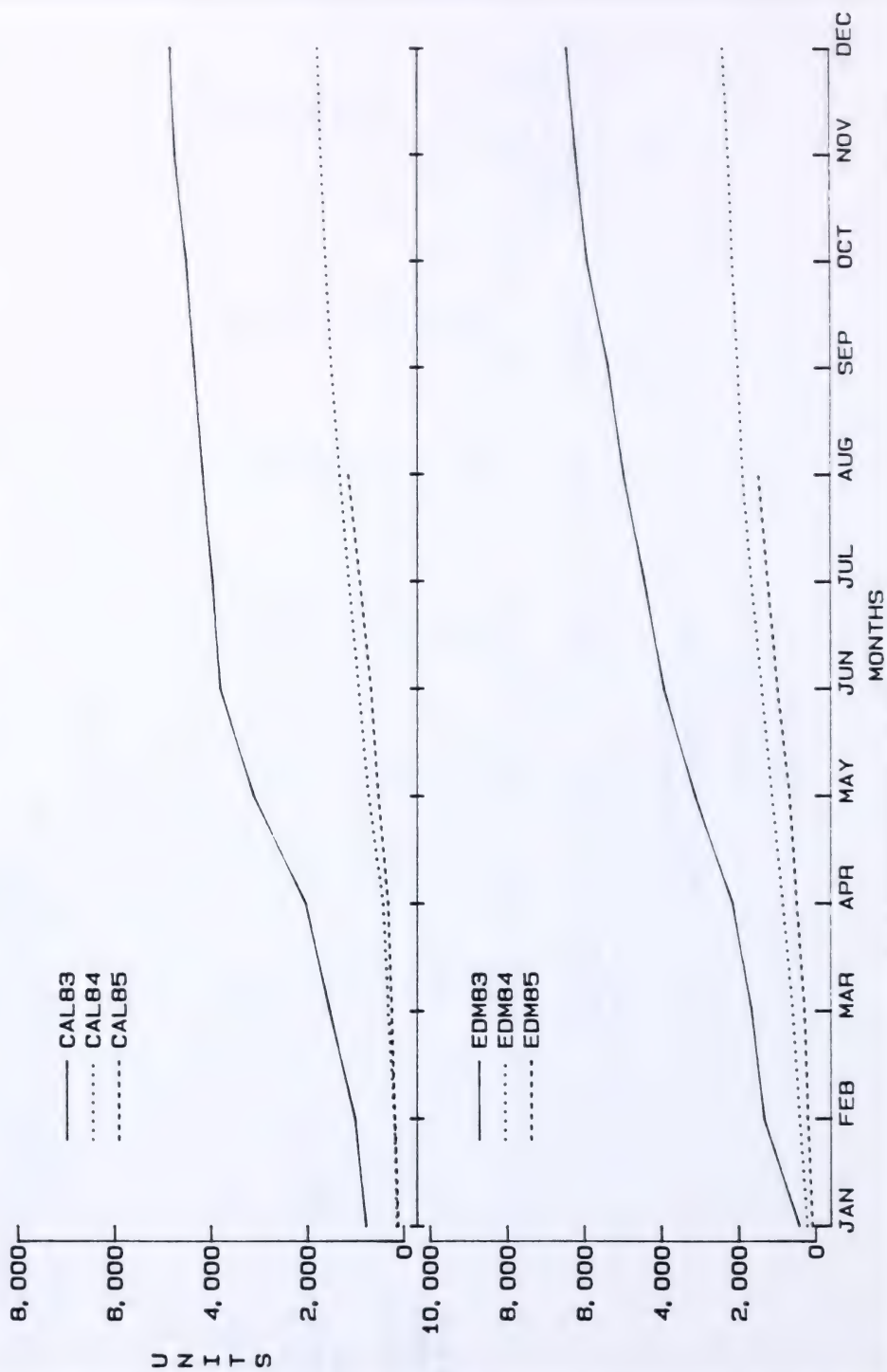


TABLE 2

AUG-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985		
CALGARY	1292	1157	4	2	44	5	0	0	1340	1164	-13	
CAMROSE	13	19	0	0	0	0	12	0	25	19	-24	
EDMONTON M.A.	1706	1369	28	22	146	21	0	59	1880	1471	-22	
FORT MCMURRAY	70	165	0	0	0	0	52	0	122	165	35	
GRANDE PRAIRIE	64	99	6	0	0	0	0	0	70	99	41	
LEDUC	14	19	0	0	0	0	0	0	14	19	36	
LETHBRIDGE	129	64	14	8	0	0	5	18	148	90	-39	
LLOYDMINSTER(ALTA. PART)	51	57	0	0	8	0	0	80	59	137	132	
MEDICINE HAT	52	35	2	0	0	0	0	0	54	35	-35	
RED DEER	106	98	0	2	21	16	4	0	131	116	-11	
SPRUCE GROVE	40	19	0	0	0	0	0	0	40	19	-52	
TOTAL	3537	3101	54	34	219	42	73	157	3883	3334	-14	
PERCENT CHANGE BY TYPE	-12		-37		-81		115					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2  
TOTAL NUMBER OF STARTS EACH MONTH  
URBAN ALBERTA

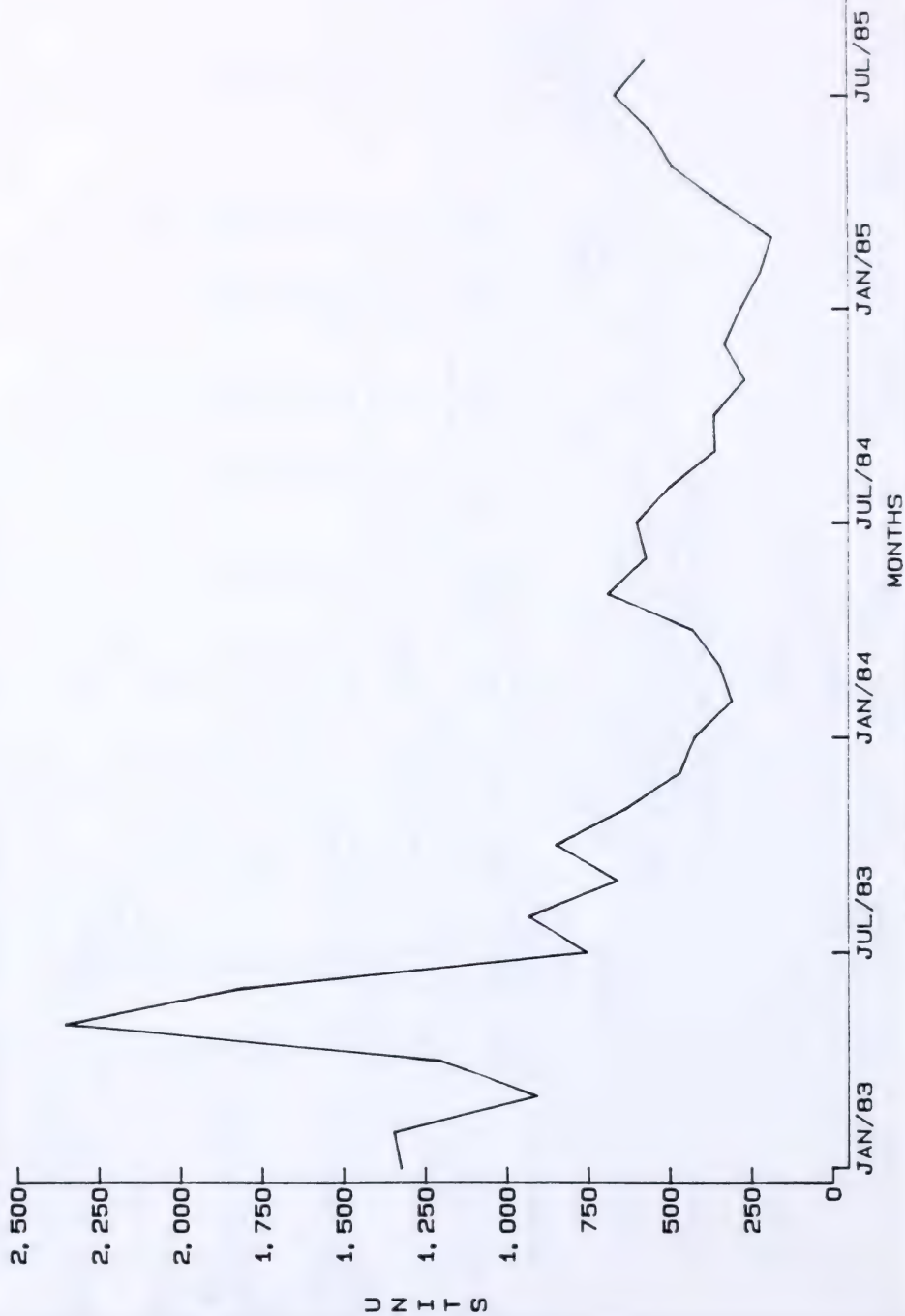




TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA

1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	669	11
AUGUST	499	576	15
SEPTEMBER	361		
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	3334	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET & ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

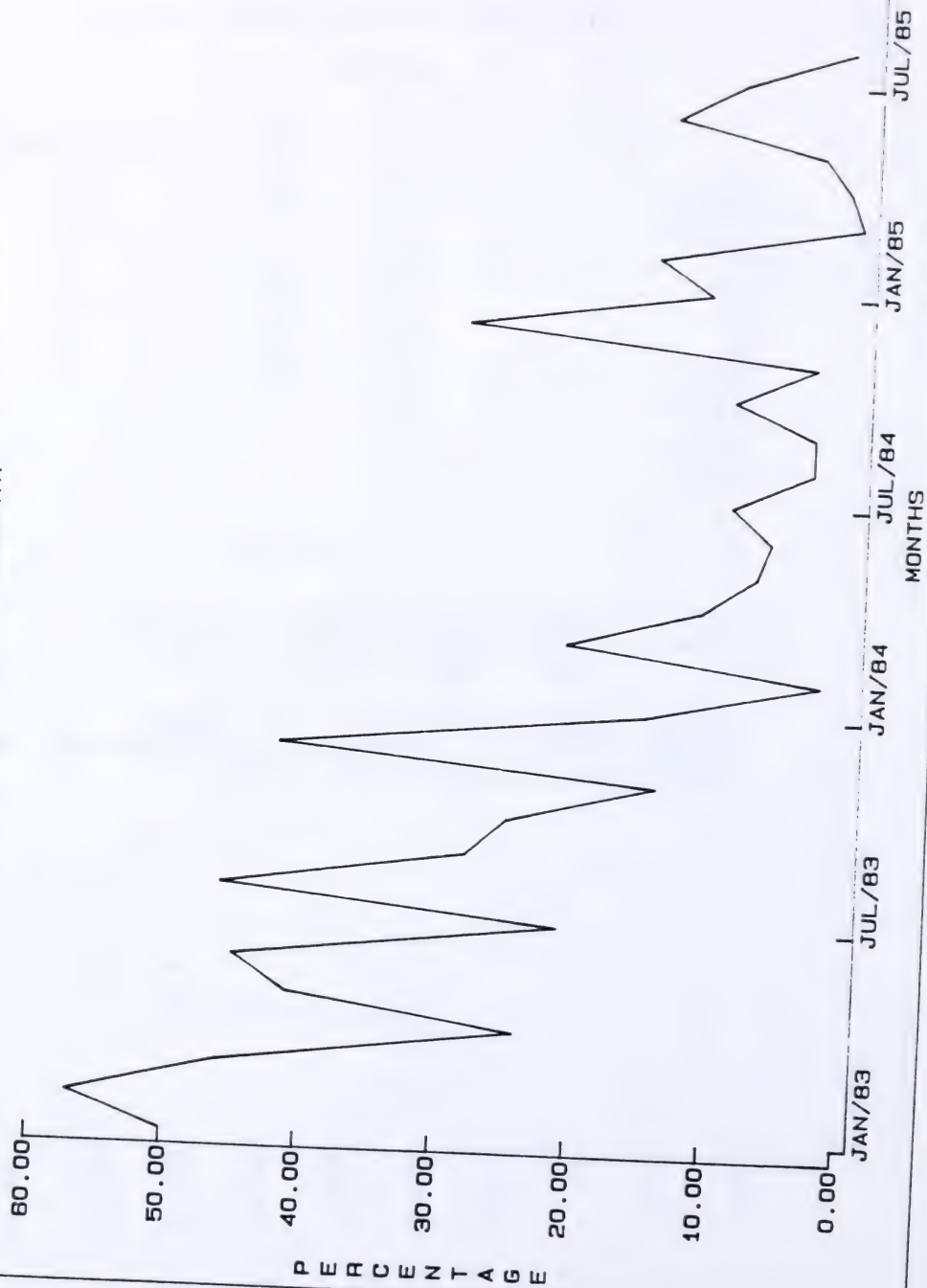


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

-----				
1984-1985				
-----				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
	-----	-----	-----	-----
TOTAL	5210	4714	496	10
-----				
1985				
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	669	607	62	9
AUGUST	576	570	6	1
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
	-----	-----	-----	-----
TOTAL	3334	3101	233	
-----				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY

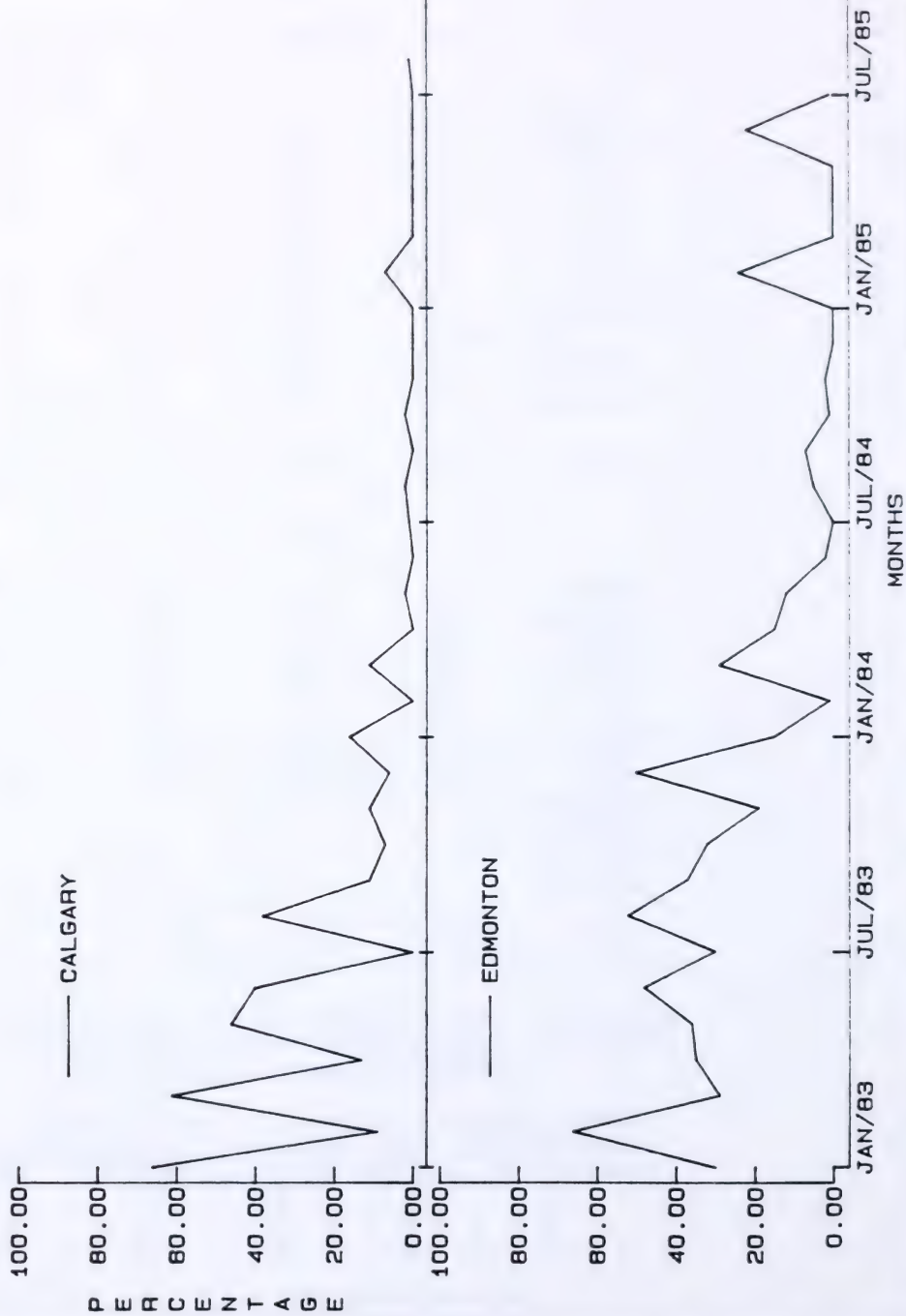


TABLE 5

## SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1984						EDMONTON(METRO)					
CALGARY			1985			EDMONTON(METRO)			1986		
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	142	119	23	16	JANUARY	220	188	32	15		
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1		
MARCH	127	113	14	11	MARCH	173	122	51	29		
APRIL	105	105	0	0	APRIL	258	219	39	15		
MAY	306	301	5	2	MAY	279	245	34	12		
JUNE	202	202	0	0	JUNE	268	264	4	1		
JULY	209	207	2	1	JULY	257	257	0	0		
AUGUST	192	188	4	2	AUGUST	221	209	12	5		
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	9	7		
OCTOBER	119	115	4	3	OCTOBER	146	144	2	1		
NOVEMBER	102	102	0	0	NOVEMBER	101	99	2	2		
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0		
TOTAL	1803	1751	52	3	TOTAL	2384	2197	187	8		
1985						EDMONTON(METRO)					
CALGARY			1986			EDMONTON(METRO)			1987		
JANUARY	118	118	0	0	JANUARY	90	90	0	0		
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24		
MARCH	66	66	0	0	MARCH	90	90	0	0		
APRIL	76	76	0	0	APRIL	200	200	0	0		
MAY	202	202	0	0	MAY	185	185	0	0		
JUNE	152	152	0	0	JUNE	313	245	68	22		
JULY	234	234	0	0	JULY	243	241	2	1		
AUGUST	243	241	2	1	AUGUST	234	230	4	2		
SEPTEMBER					SEPTEMBER						
OCTOBER					OCTOBER						
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	1164	1157	7		TOTAL	1471	1369	102			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH



FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

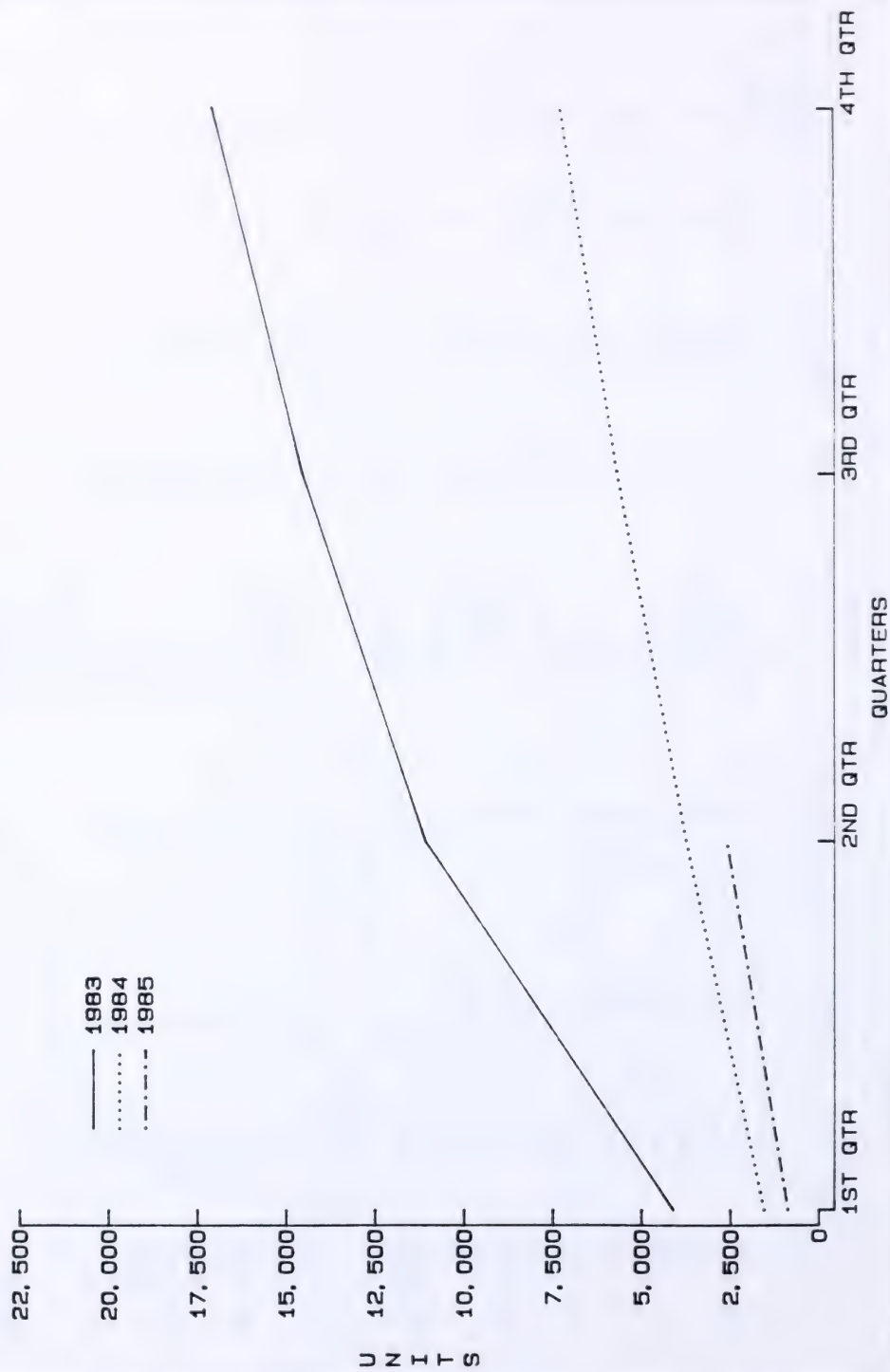




TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

1984 - 1985

	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	-44
SECOND QUARTER	2186	1723	-21
THIRD QUARTER	1947		
FOURTH QUARTER	1614		
TOTAL	7295	2596	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET & ECONOMIC ANALYSIS BRANCH

TABLE 7

AUG-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	213	0	0	0	213	-24
CAMROSE	5	0	0	0	5	*
EDMONTON M.A.	280	0	16	0	296	-9
FORT MCMURRAY	50	0	0	0	50	456
GRANDE PRAIRIE	31	0	0	0	31	107
LEDUC	2	0	0	0	2	-50
LETHBRIDGE	14	0	0	0	14	8
LLOYDMINSTER(ALTA. PART)	3	0	0	0	3	-63
MEDICINE HAT	6	0	0	0	6	-14
RED DEER	28	0	0	0	28	-20
SPRUCE GROVE	3	0	0	0	3	50
TOTAL	635	0	16	0	651	-7

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
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\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

AUG-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	702	2	0	221	925	-19
CAMROSE	8	0	0	65	73	284
EDMONTON M.A.	649	24	37	289	999	-48
FORT MCMURRAY	60	0	0	0	60	-32
GRANDE PRAIRIE	44	0	0	0	44	38
LEDUC	8	0	0	0	8	167
LETHBRIDGE	60	6	0	18	84	-40
LLOYDMINSTER (ALTA. PART)	25	0	0	30	55	53
MEDICINE HAT	20	0	0	38	58	81
RED DEER	31	2	0	0	33	-90
SPRUCE GROVE	9	0	0	0	9	13
TOTAL	1616	34	37	661	2348	-38

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
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 MARKET & ECONOMIC ANALYSIS BRANCH

FIGURE 8  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

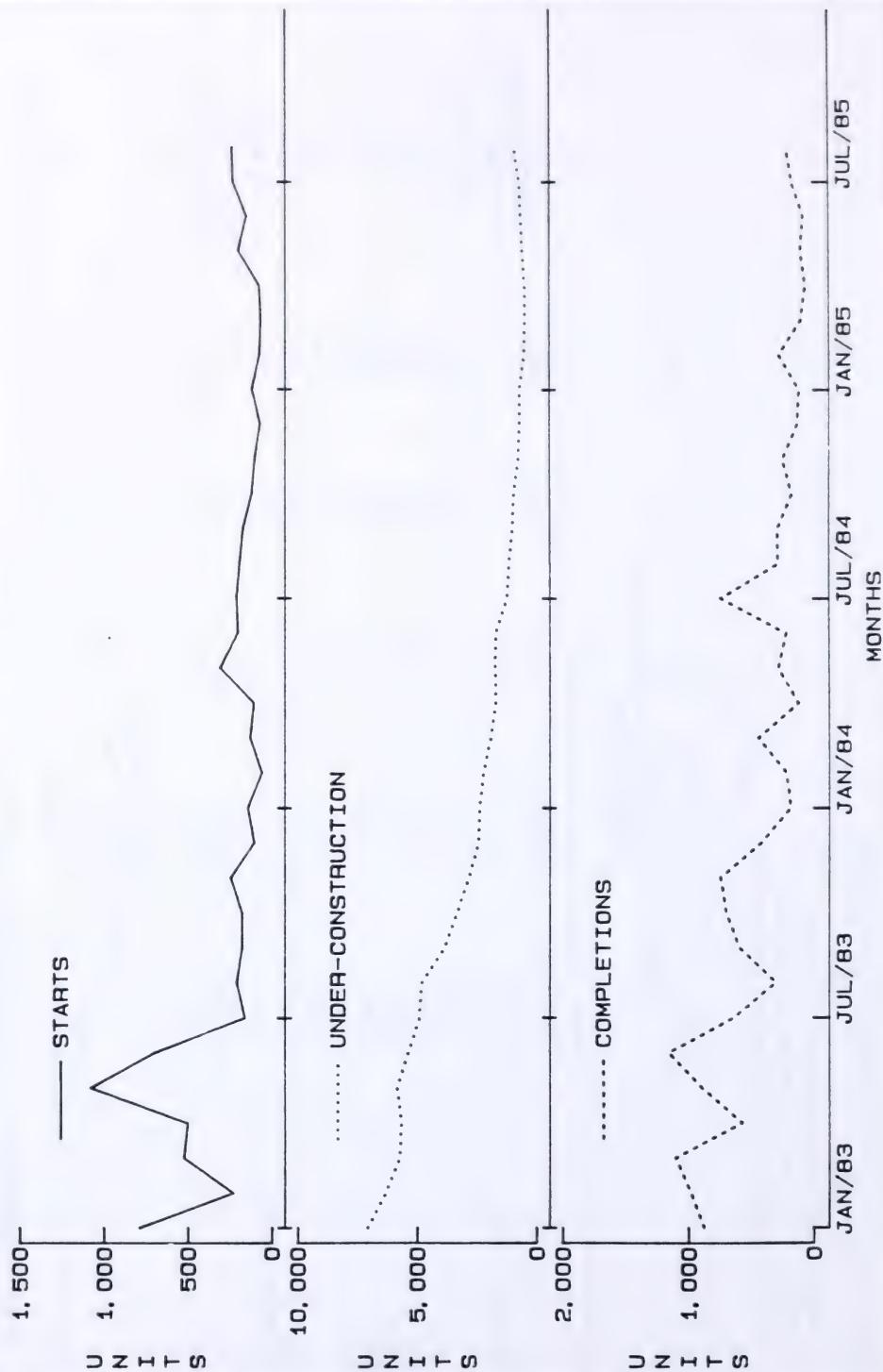


TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

----- 1984 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
----- 1985 -----			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
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FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

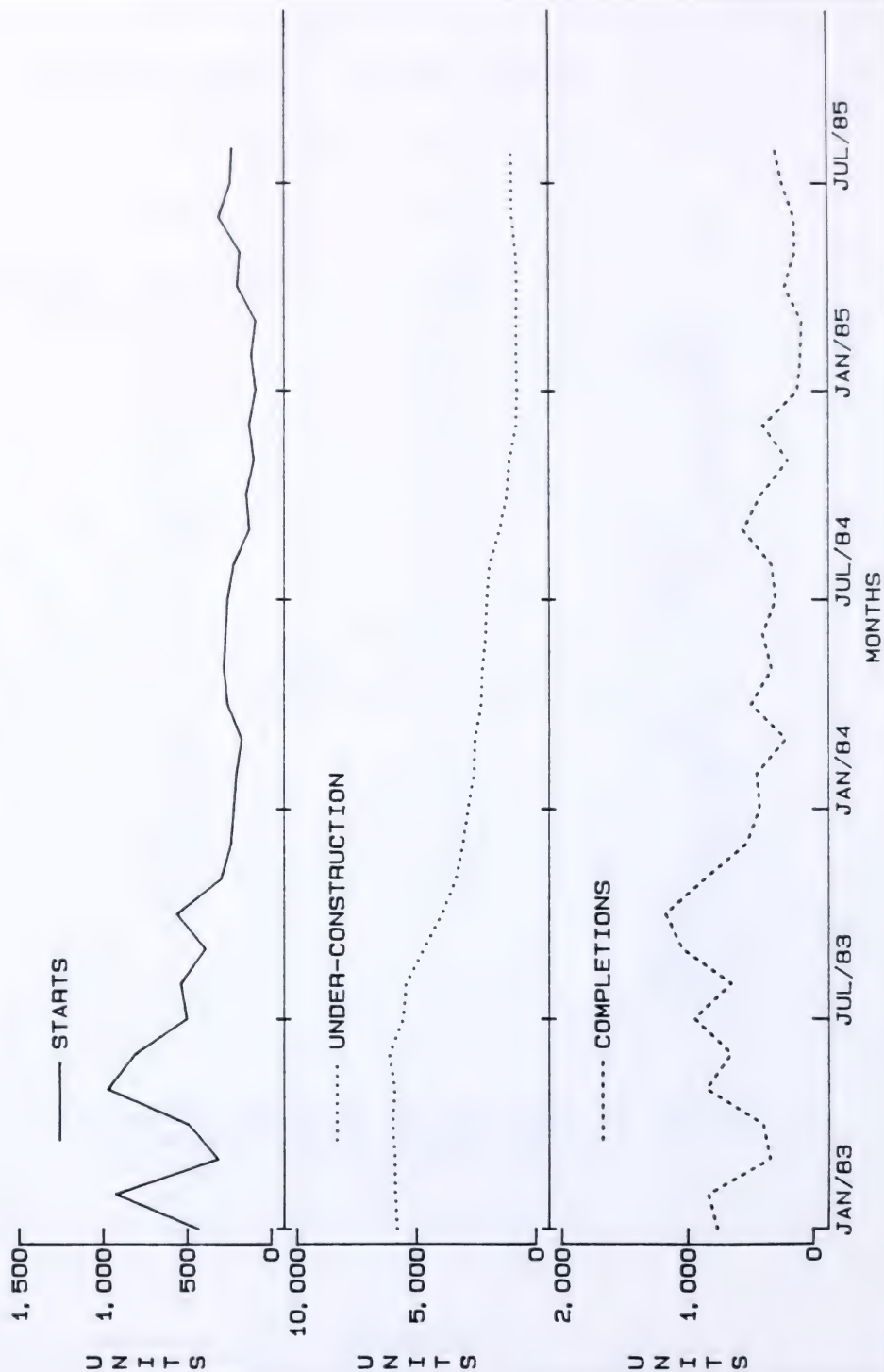




TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

----- 1984 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
----- 1985 -----			
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	998
AUGUST	234	296	999
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
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FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

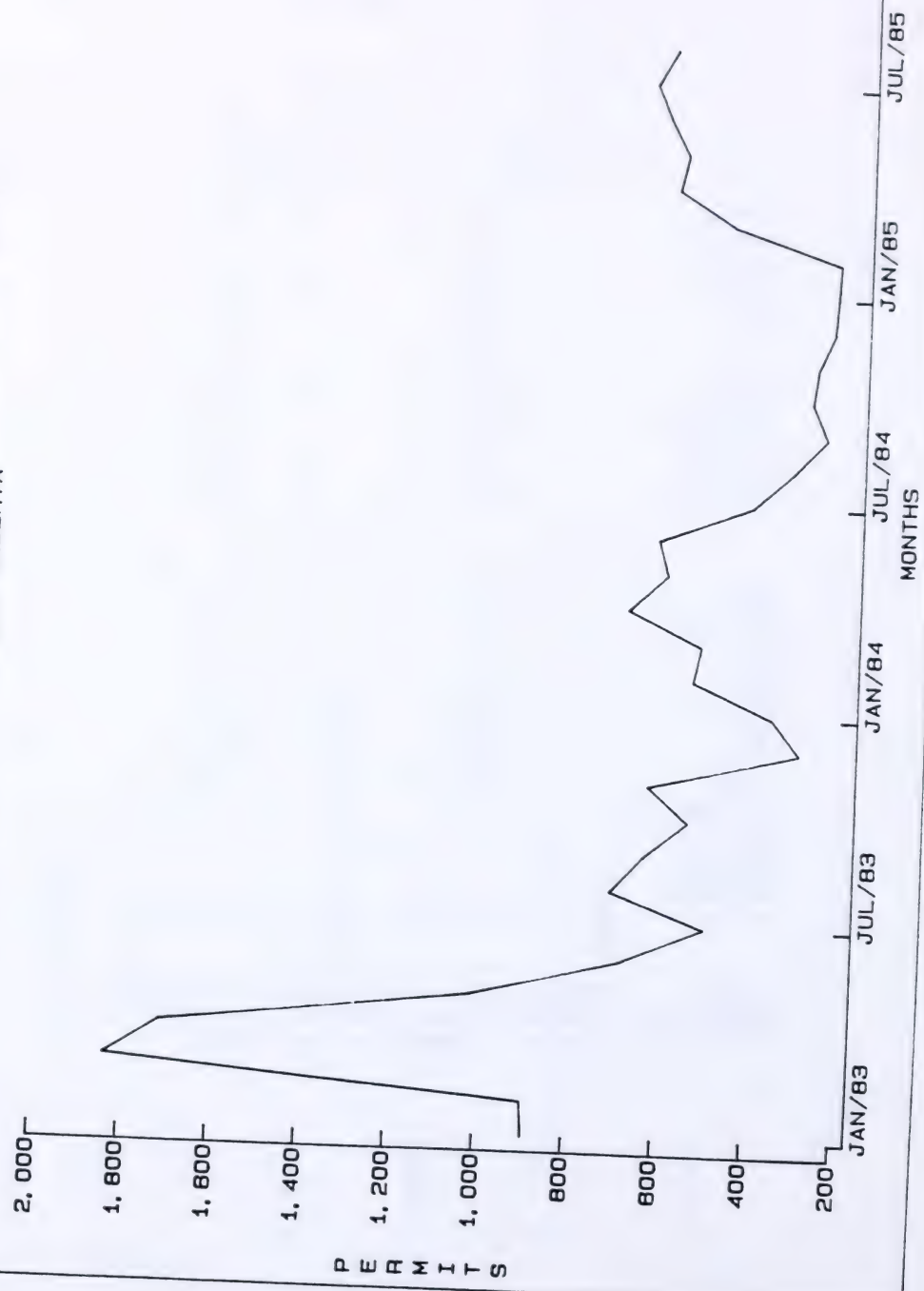


TABLE 11

AUG-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	237	4	0	38	279	143
CAMROSE	2	0	0	0	2	-50
EDMONTON M.A.	181	0	0	0	181	52
FORT MCMURRAY	9	0	0	52	61	239
GRANDE PRAIRIE	20	2	0	0	22	267
LEDUC	2	0	0	0	2	-33
LETHBRIDGE	6	2	0	0	8	-27
LLOYDMINSTER(ALTA. PART)	24	0	0	0	24	-20
MEDICINE HAT	9	0	0	0	9	29
RED DEER	20	0	0	6	26	189
SPRUCE GROVE	4	0	0	0	4	-20
TOTAL	514	8	0	96	618	89

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET & ECONOMIC ANALYSIS BRANCH

FIGURE 9  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

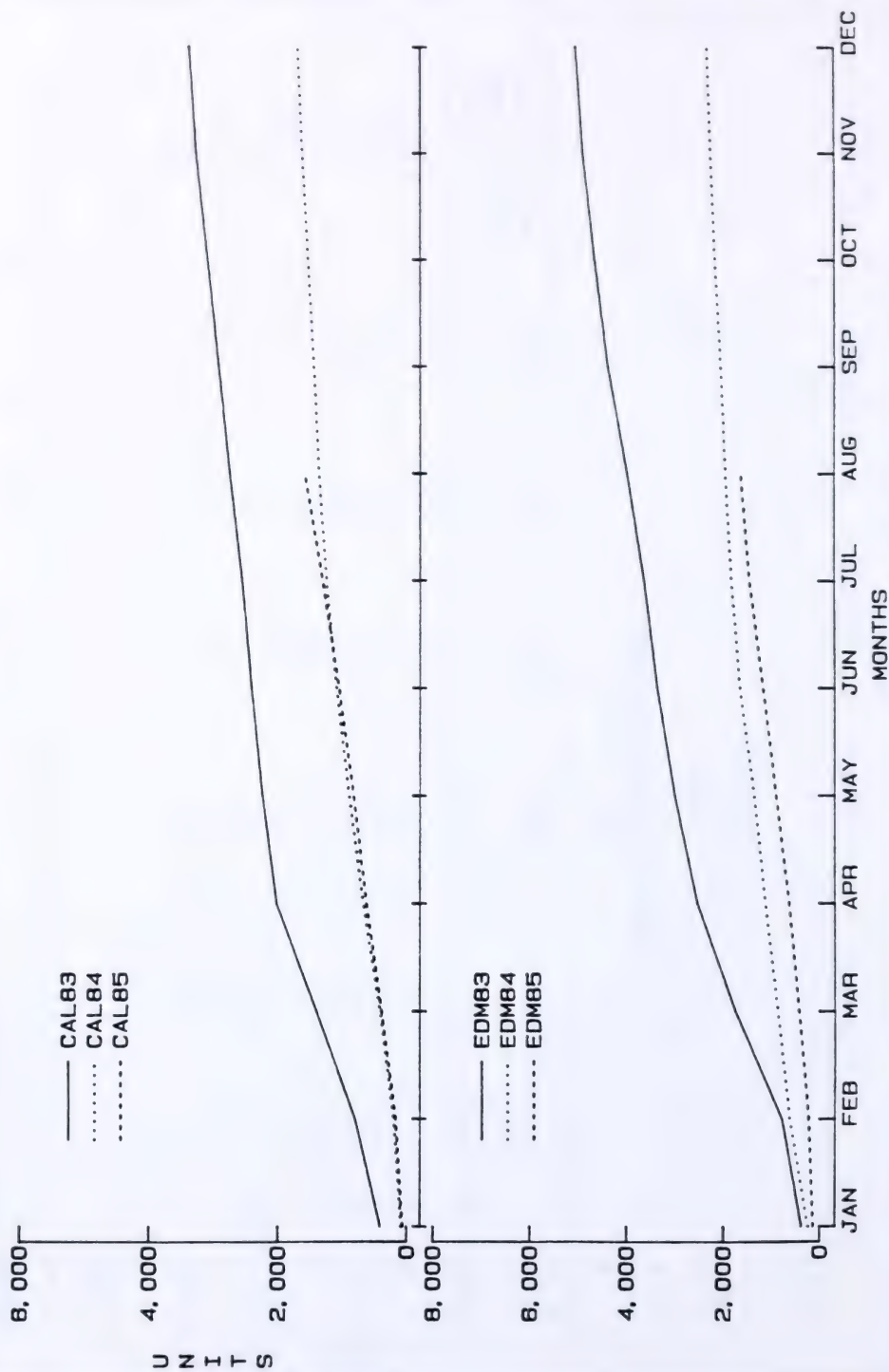


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE (ALTA.PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
JANUARY	85	65	0	2	239	139	1	3	1	5	1	2	11	5	3	15	2	0	12	2
FEBRUARY	196	168	0	2	622	228	4	17	3	8	2	3	25	7	8	26	10	2	20	11
MARCH	402	383	2	4	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31
APRIL	670	618	17	9	1118	623	15	67	17	34	3	9	112	37	32	82	33	10	62	59
MAY	888	820	21	11	1350	896	75	104	27	42	7	14	133	54	43	100	35	17	96	74
JUNE	1087	1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90
JULY	1245	1304	26	18	1815	1440	111	157	50	81	8	19	175	87	115	154	43	42	114	109
AUGUST	1360	1583	30	20	1934	1621	129	218	56	103	11	21	186	95	145	178	50	51	123	135
SEPTEMBER	1442		31	20	2034		137		62		11		194		147		84		132	
OCTOBER	1534		35		2161		150		69		11		200		169		89		142	
NOVEMBER	1629		39		2246		162		74		12		202		235		94		145	
DECEMBER	1701		107		2309		163		77		13		210		250		96		152	
PERCENT CHANGE	16		33		16		69		84		91		49		23		2		10	
TOTAL																				
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE							
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134								
1985	239	474	951	1554	2140	2768	3430	4048					-1							

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET & ECONOMIC ANALYSIS BRANCH



FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

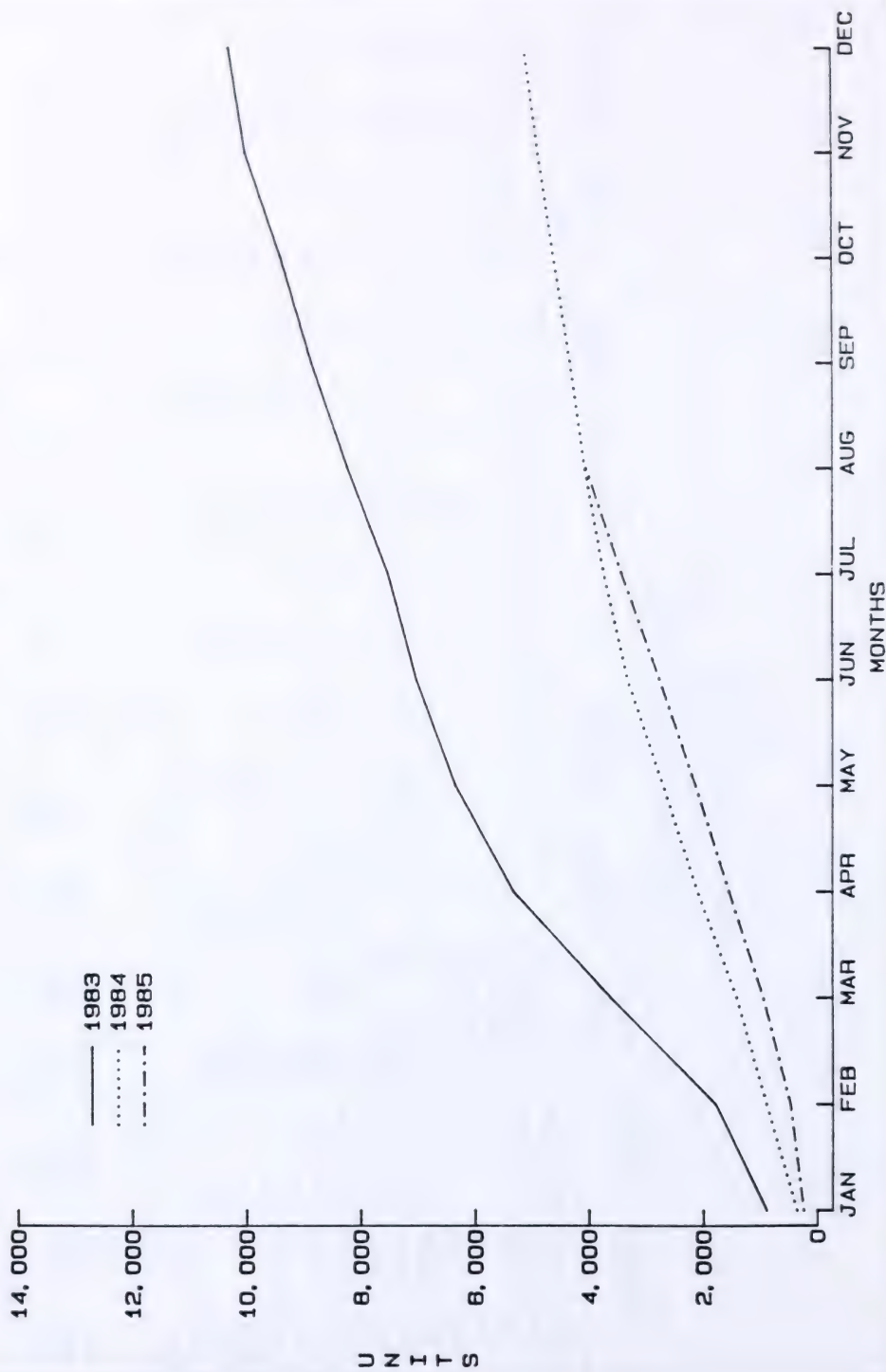




TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687	603	-12
MAY	602	586	-3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327	618	89
SEPTEMBER	253		
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	4048	

SOURCE: ALBERTA BUREAU OF STATISTICS

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET & ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

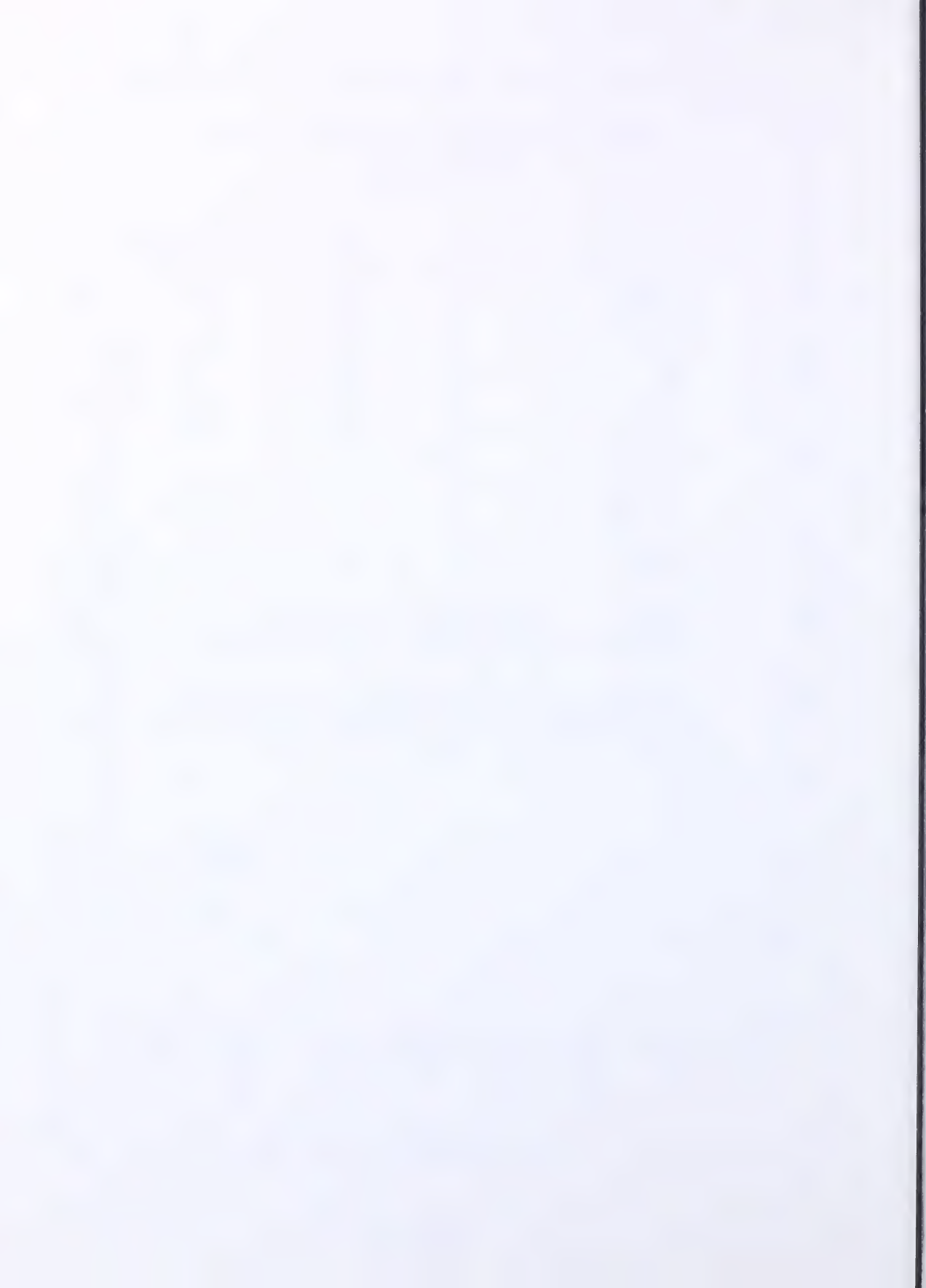


TABLE 14  
RESIDENTIAL BUILDING PERMITS  
SELECTED RURAL AREAS

	SINGLES		MULTI		TOTAL	
	AUGUST-85	YEAR TO DATE	AUGUST-85	YEAR TO DATE	AUGUST-85	YEAR TO DATE
BONNYVILLE	1	51	0	0	1	51
COLD LAKE	0	69	0	157	0	226
GRAND CENTRE	3	15	22	38	25	53
ELK POINT	10	32	36	36	46	68
ST. PAUL	0	20	0	0	0	20

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET & ECONOMIC ANALYSIS BRANCH

FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

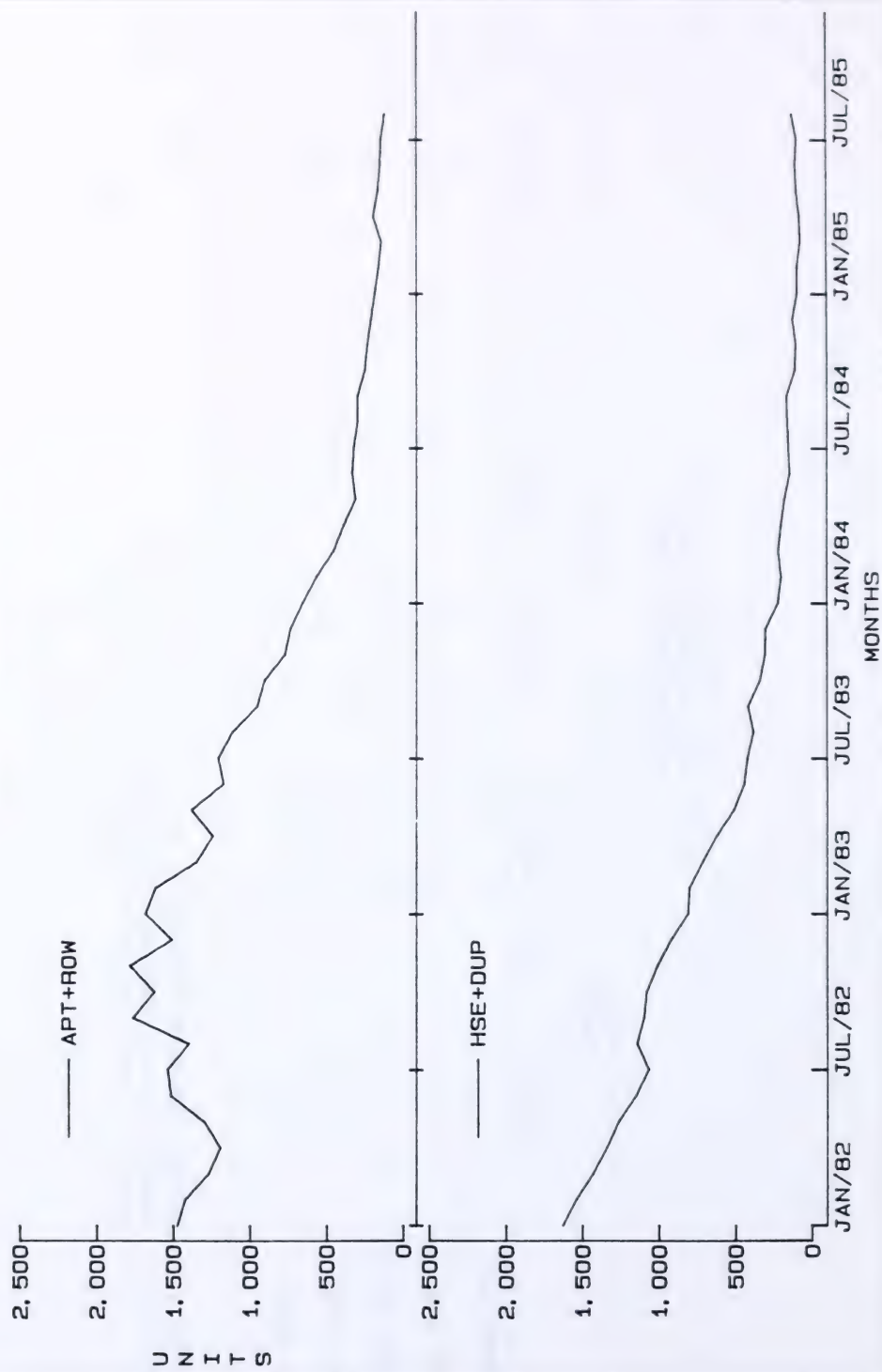


TABLE 15

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLICES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
-----					
1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	97	165	262	141	37
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	125	121	246	296	54
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET & ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

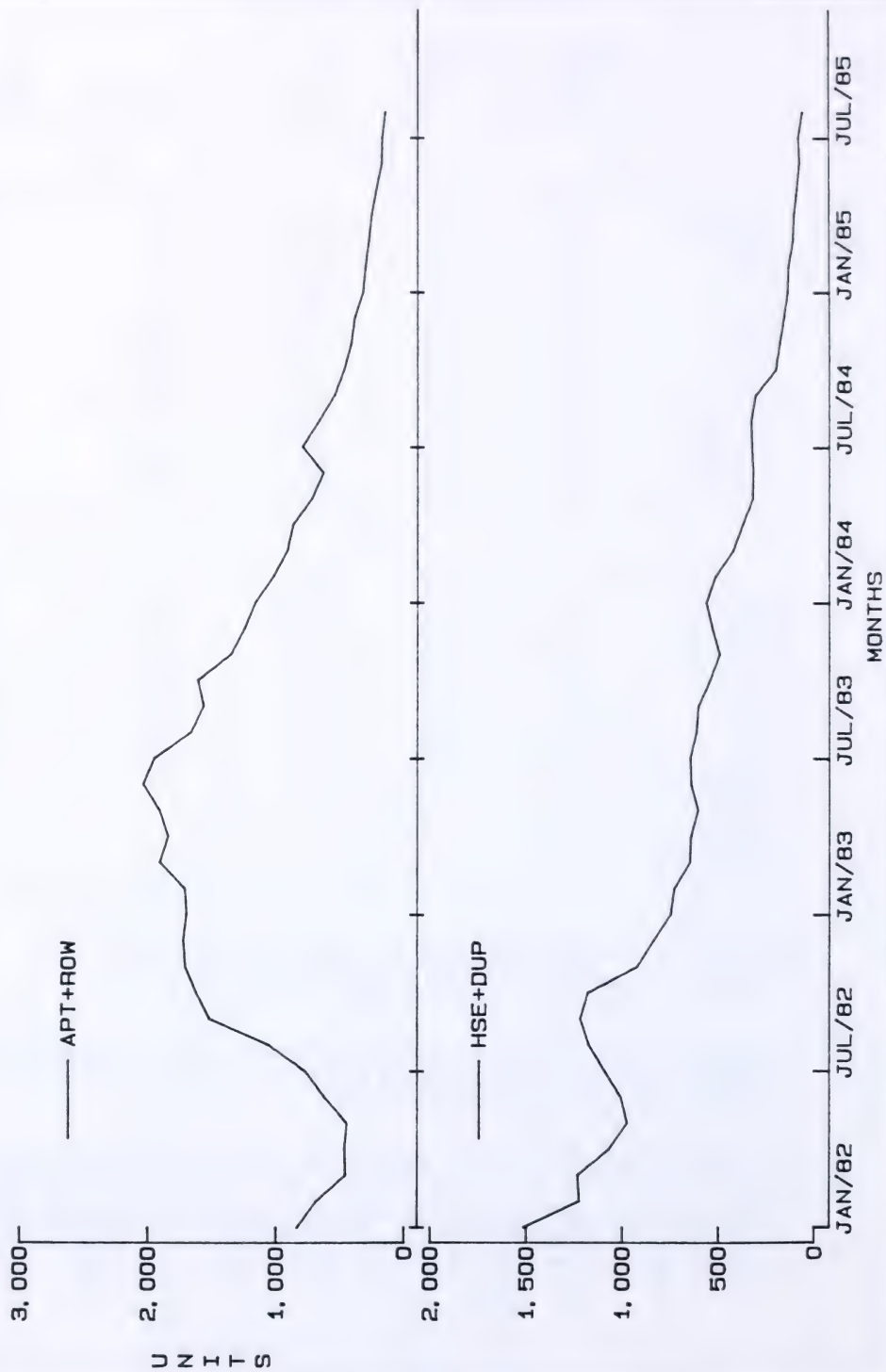




TABLE 16

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
-----					
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	58	148	206	213	56
SEPTEMBER					
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET & ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

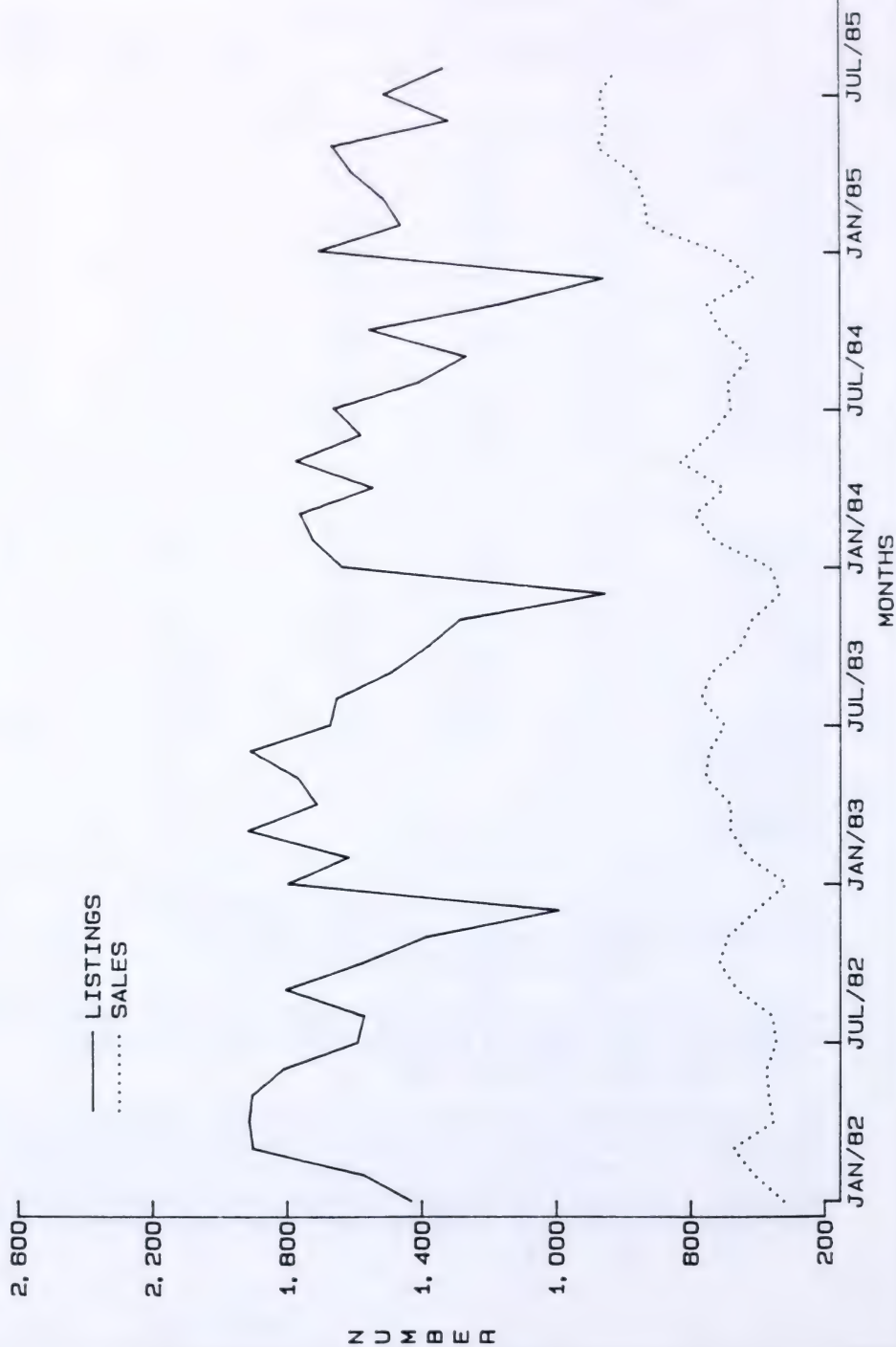


TABLE 17

## RESIDENTIAL LISTINGS, SALES AND PRICE

## EDMONTON

-----				
1984				
-----				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
-----				
1985				
-----				
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
-----				

SOURCE: EDMONTON REAL ESTATE BOARD  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET & ECONOMIC ANALYSIS BRANCH

FIGURE 14  
LISTINGS AND SALES  
CALGARY

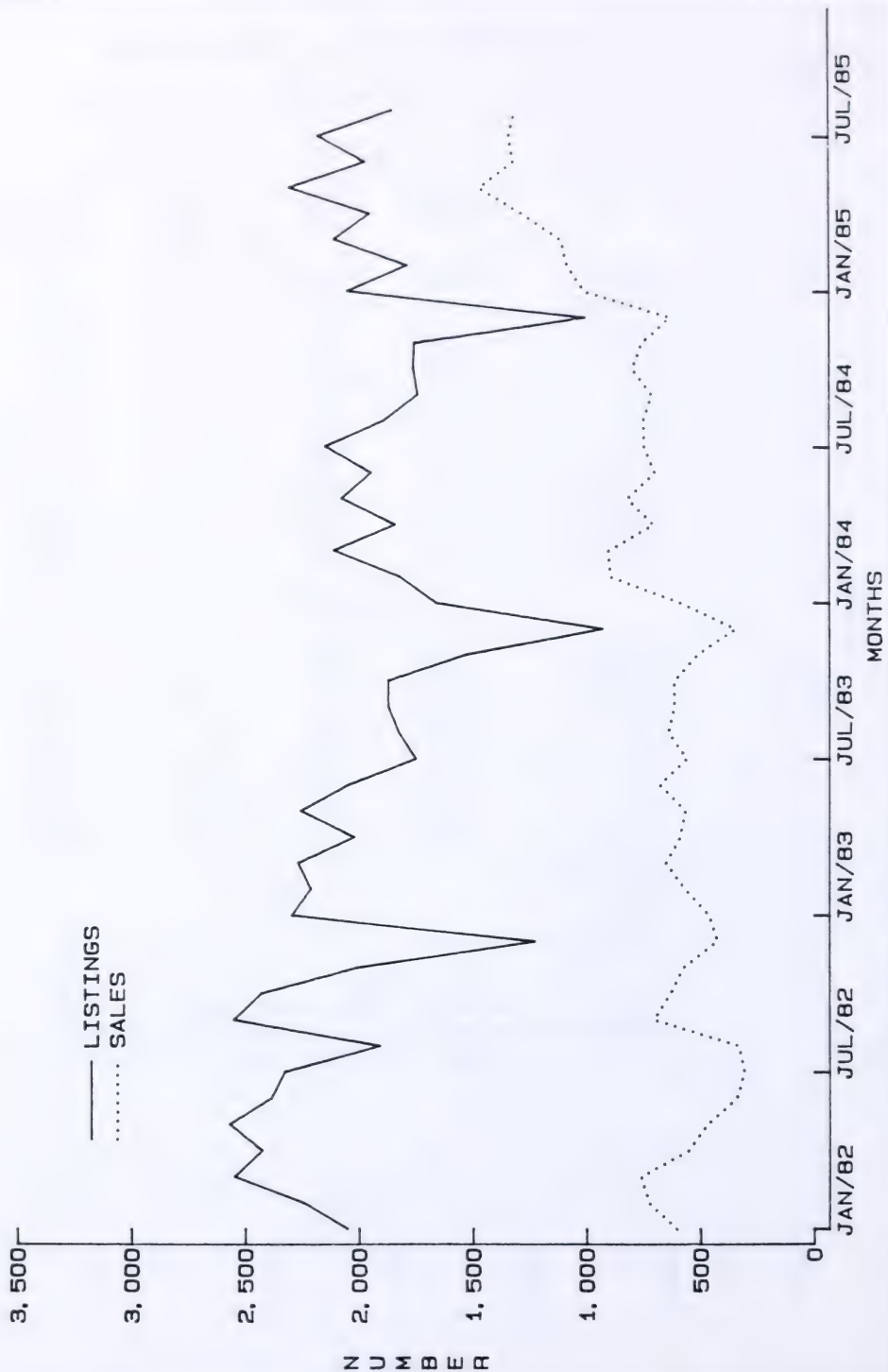


TABLE 18

## RESIDENTIAL LISTINGS, SALES AND PRICE

## CALGARY

-----				
1984				
-----				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
-----				
1985				
-----				
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
-----				

SOURCE: CALGARY REAL ESTATE BOARD

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET & ECONOMIC ANALYSIS BRANCH



FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

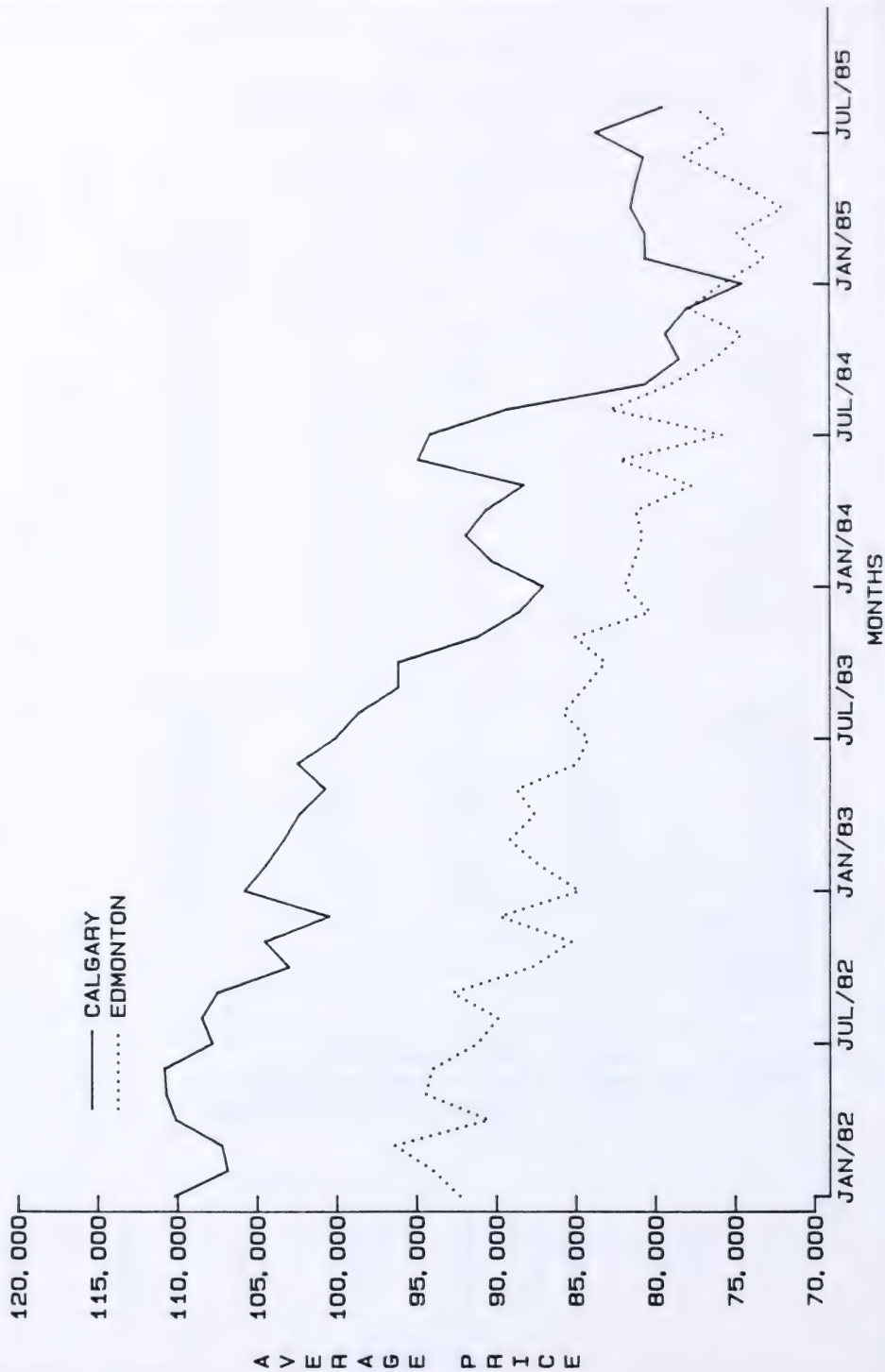
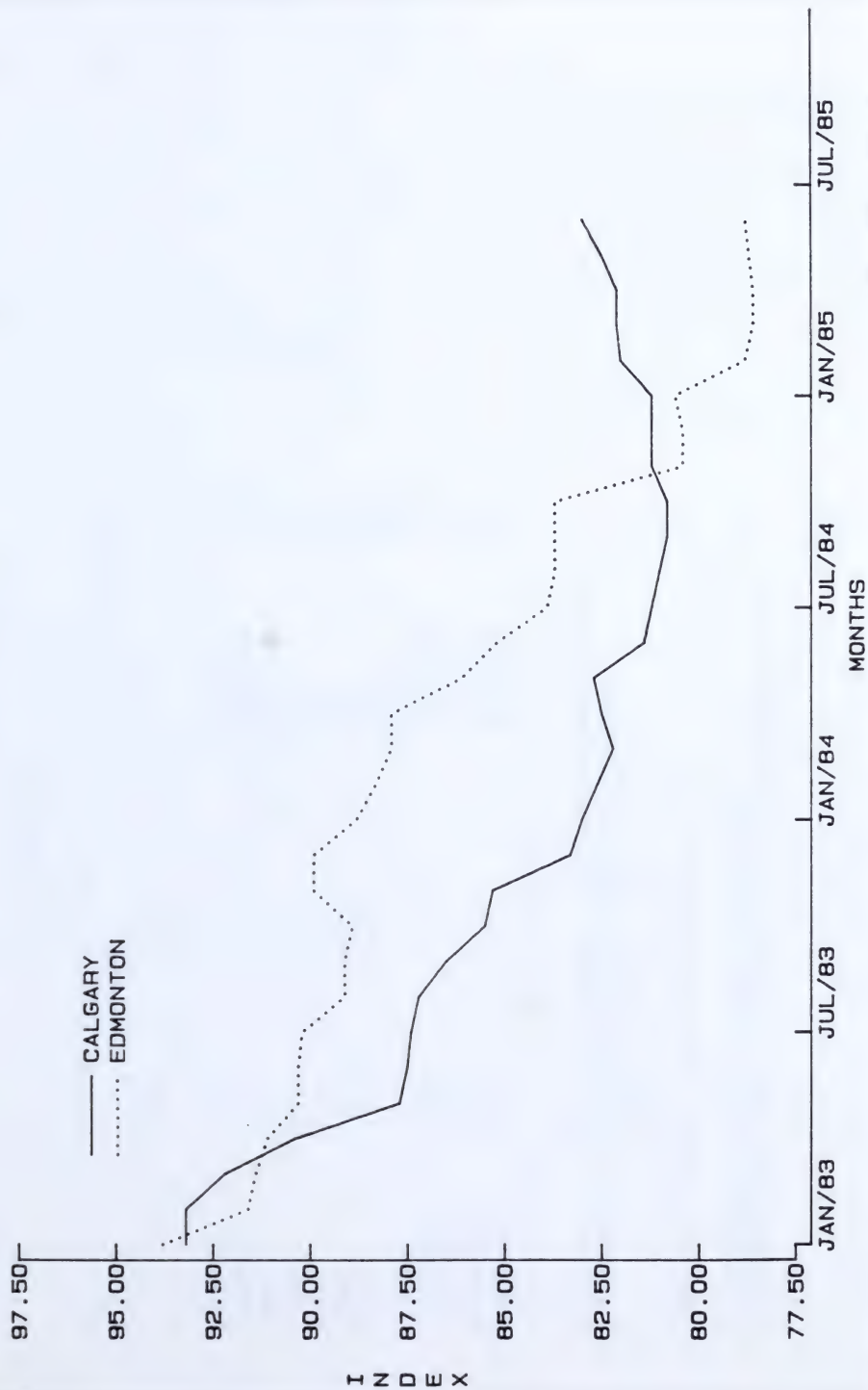




FIGURE 18  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)



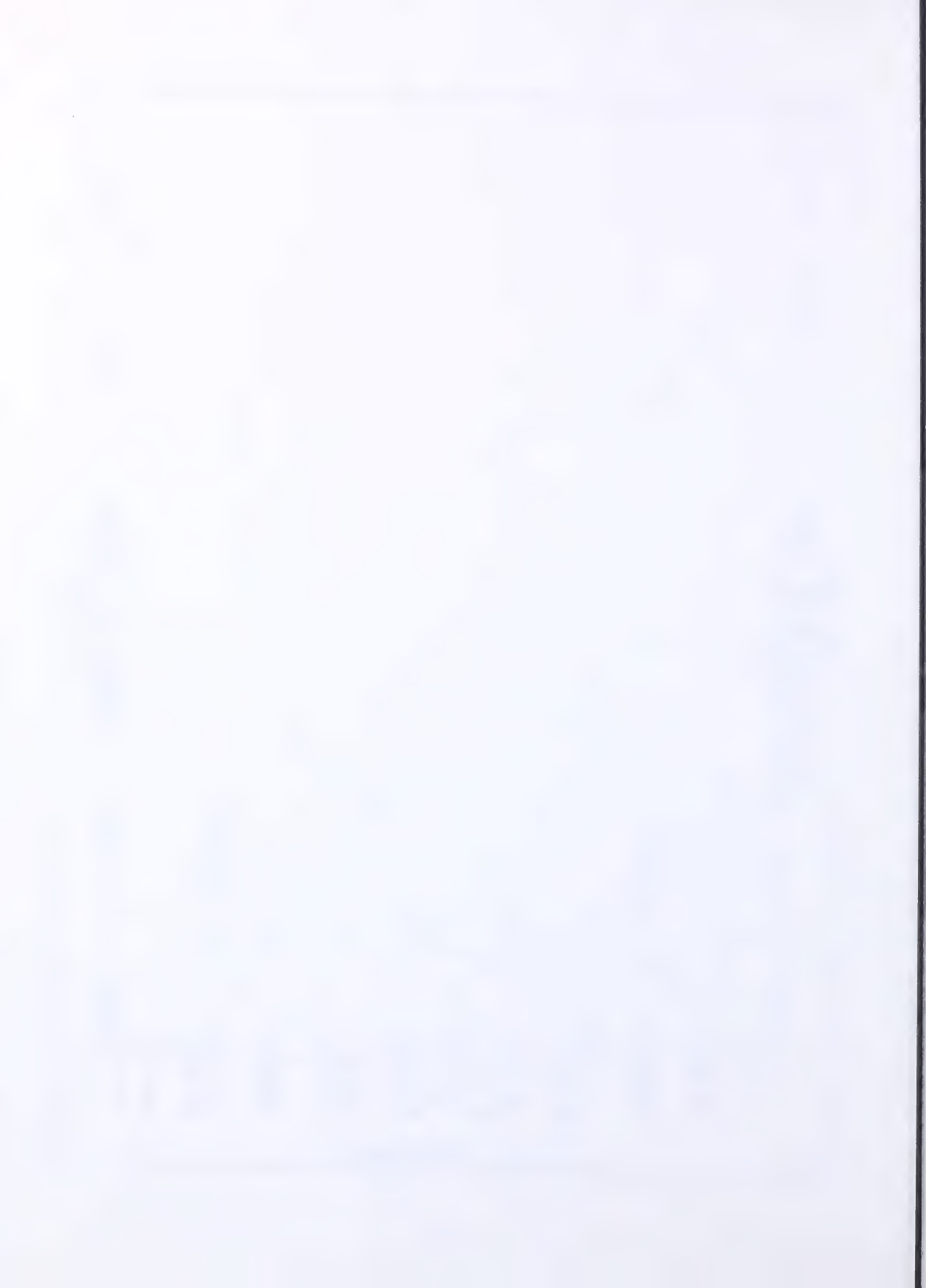


TABLE 19

## NEW HOUSING PRICE INDICES\*

1981=100

CALGARY**		EDMONTON***	
1984	1985	1984	1985
JANUARY	83.0	JANUARY	88.8
FEBRUARY	82.6	FEBRUARY	88.3
MARCH	82.2	MARCH	87.9
APRIL	82.5	APRIL	87.9
MAY	82.7	MAY	86.1
JUNE	81.4	JUNE	85.2
JULY	81.2	JULY	83.9
AUGUST	81.0	AUGUST	83.7
SEPTEMBER	80.8	SEPTEMBER	83.7
OCTOBER	80.8	OCTOBER	83.7
NOVEMBER	81.2	NOVEMBER	80.4
DECEMBER	81.2	DECEMBER	80.4

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

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\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



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# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

---

SEPTEMBER 1985

**Alberta**  
DEPARTMENT OF HOUSING

100

100

100

100

100

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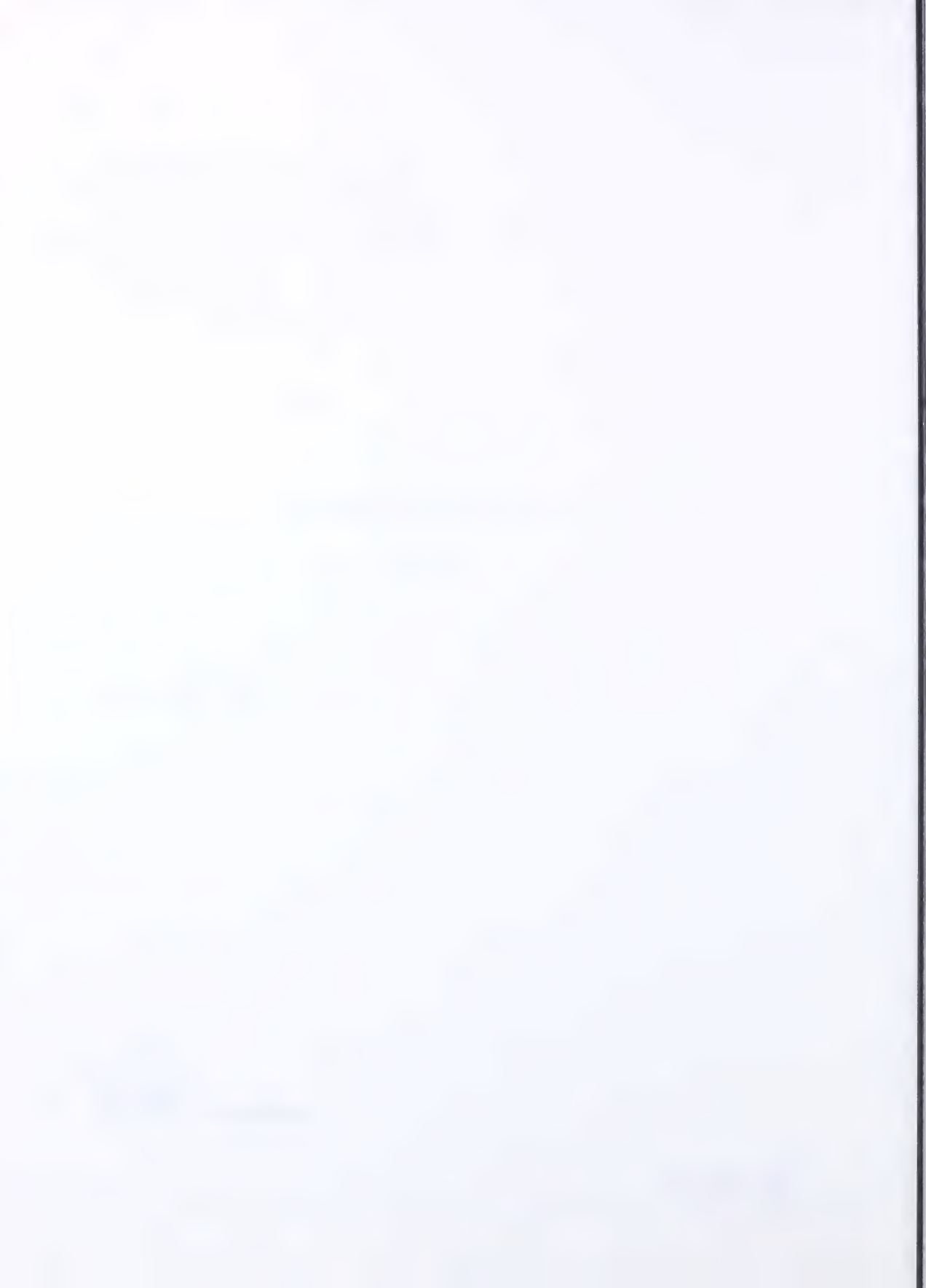


RESIDENTIAL CONSTRUCTION  
IN ALBERTA

SEPTEMBER 1985

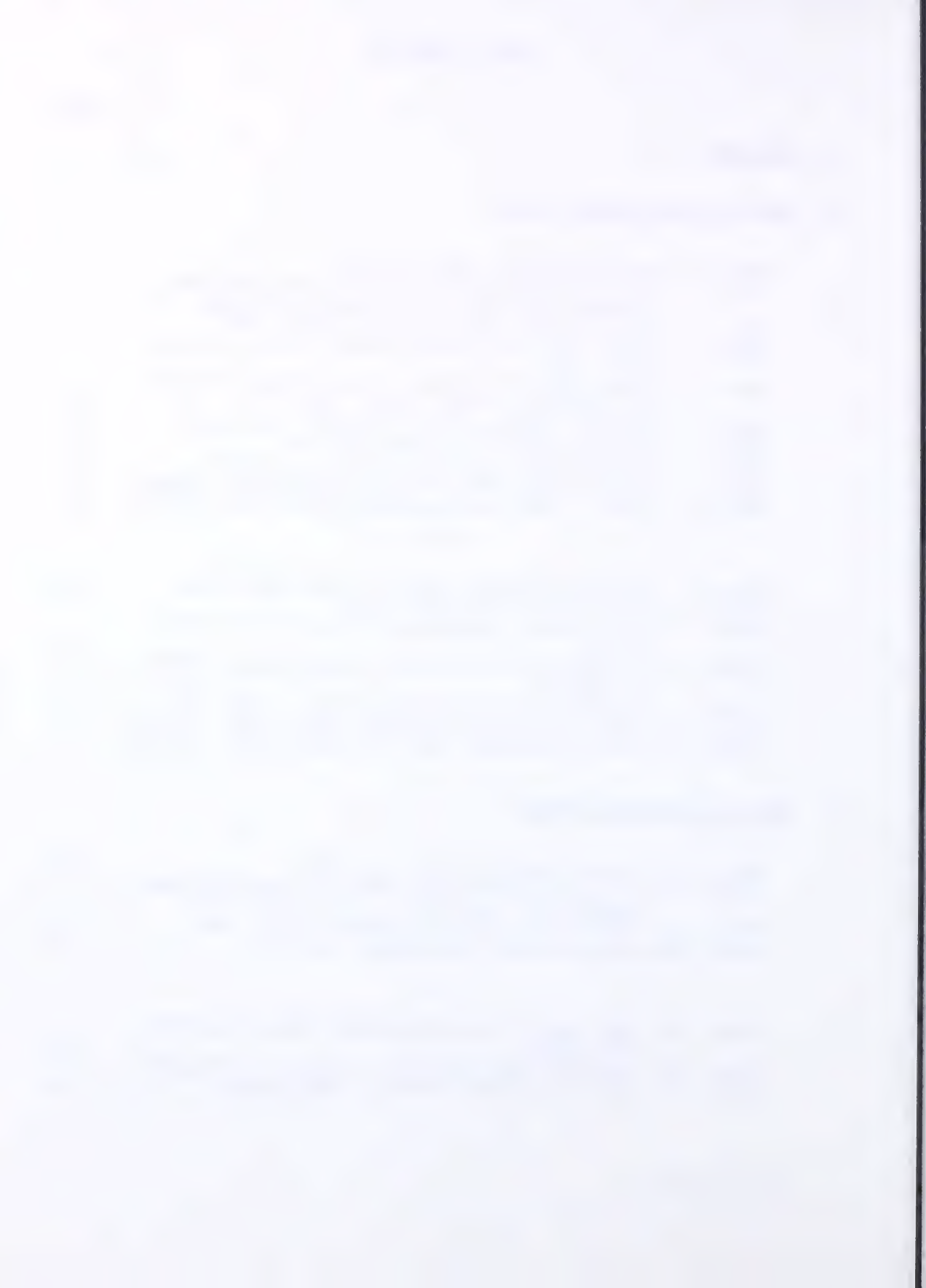
ALBERTA  
DEPARTMENT OF HOUSING

ISSN 0823-3047  
09/85 (231)



## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	<b>1</b>
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
Table 14: Building Permits for Selected Rural Areas	26
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24



**D. Newly Completed and Unoccupied Dwellings**

Table 15:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	28
Table 16:	Newly Completed and Unoccupied Dwellings by Month - Calgary	30

\* \* \* \*

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	27
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	29

**E. Multiple Listings Service (M.L.S.)**

Table 17:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	32
Table 18:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	34

\* \* \* \*

Figure 13:	Listings and Sales - Edmonton	31
Figure 14:	Listings and Sales - Calgary	33
Figure 15:	Average Sales Prices - Calgary and Edmonton	35

**F. New Housing Price Indexes**

Table 19:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	37
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\* \* \* \*

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	36
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Urban Alberta

- ° For the third straight month, housing starts in September increased from the previous year to 726 units, a jump of 101% from 361 units in September 1984.
- ° However, total starts to date are still 3% lower than September 1984 levels. Multiples are 18% lower than last year while singles are 2% lower.
- ° Units under construction in September increased from last month to 2,401 of which 23% or 548 were apartment units.
- ° The number of building permits issued in September increased by 164% over the same period last year to 668 units. This represents the fourth straight time that a year-to-year increase has been recorded.

Calgary

- ° Calgary's starts increased again to 283 units last month, a 65% increase from August 1984.
- ° However, total starts for the year are still down 4% to 1,447 units from 1,512 for 1984. Only 7 multiples were started for this year. Single family starts decreased 2% over last year.
- ° Housing under construction continued to increase to 969 units (221 apartments, 2 semis and 746 singles) from 925 the month before, a reflection of the increased starts in the last quarter. Inventory of newly completed and unoccupied housing also increased to 214 units from 206 in August.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is essential for ensuring transparency and accountability in the organization's operations.

2. The second part outlines the specific procedures and protocols that must be followed when recording transactions. This includes details on how data should be collected, stored, and reviewed to ensure its integrity and reliability.

3. The third part addresses the role of the management team in overseeing the record-keeping process. It stresses that management is responsible for ensuring that all staff are properly trained and that the necessary resources are provided to support the system.

4. The fourth part discusses the importance of regular audits and reviews of the records. It explains that these checks are necessary to identify any discrepancies or errors and to ensure that the system remains up-to-date and effective.

5. The fifth part provides a summary of the key points discussed in the document and reiterates the commitment to maintaining high standards of record-keeping throughout the organization.

- ° Building permits decreased to 201 units (197 singles and 4 multiples) in September, down 28% from the month before, but up 145% from the same month last year. Total building permits to date are 24% ahead of last year.
- ° The resale housing market continued to be very active with 1,083 residential units sold during the month. Sales last month were 52% higher than in September 1984.
- ° The average resale house price increased slightly to \$80,235 from \$79,535 last month. The new house price index continued to show an upward trend to 84.0 in August.

### Edmonton

- ° Edmonton's housing starts fell 6% compared to the previous month to 278 units in September, but increased 117% compared to September 1984.
- ° Total starts for the year, however, declined 10% compared to the same period 1984, mainly due to decreases in single family starts.
- ° Housing under construction dropped 8% from the month before to 923 units. Inventory of newly completed and unoccupied units also decreased to only 185 units while the rate of absorption reached an all-time high to 65% last month.
- ° In the resale market, the number of houses sold rose 91% over the same month last year to 804 units.
- ° Despite the record sales, the average selling price decreased 6% to \$73,153 from \$77,514 last month. However, the new house price index continued to increase to 80.1 in August.



TABLE 1

SEP-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	283	0	0	0	283	65
CAMROSE	1	0	0	0	1	*
EDMONTON M.A.	278	0	0	0	278	117
FORT MCMURRAY	10	0	0	44	54	184
GRANDE PRAIRIE	17	2	0	0	19	*
LELUDC	2	0	0	0	2	-33
LETHBRIDGE	15	0	0	0	15	15
LLOYDMINSTER ALTA. PART)	17	0	0	7	24	100
MEDICINE HAT	19	0	0	0	19	280
RED DEER	18	0	6	0	24	2300
SPRUCE GROVE	7	0	0	0	7	-13
TOTAL	667	2	6	51	726	101

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1  
CUMULATIVE HOUSING STARTS  
CALGARY AND EDMONTON

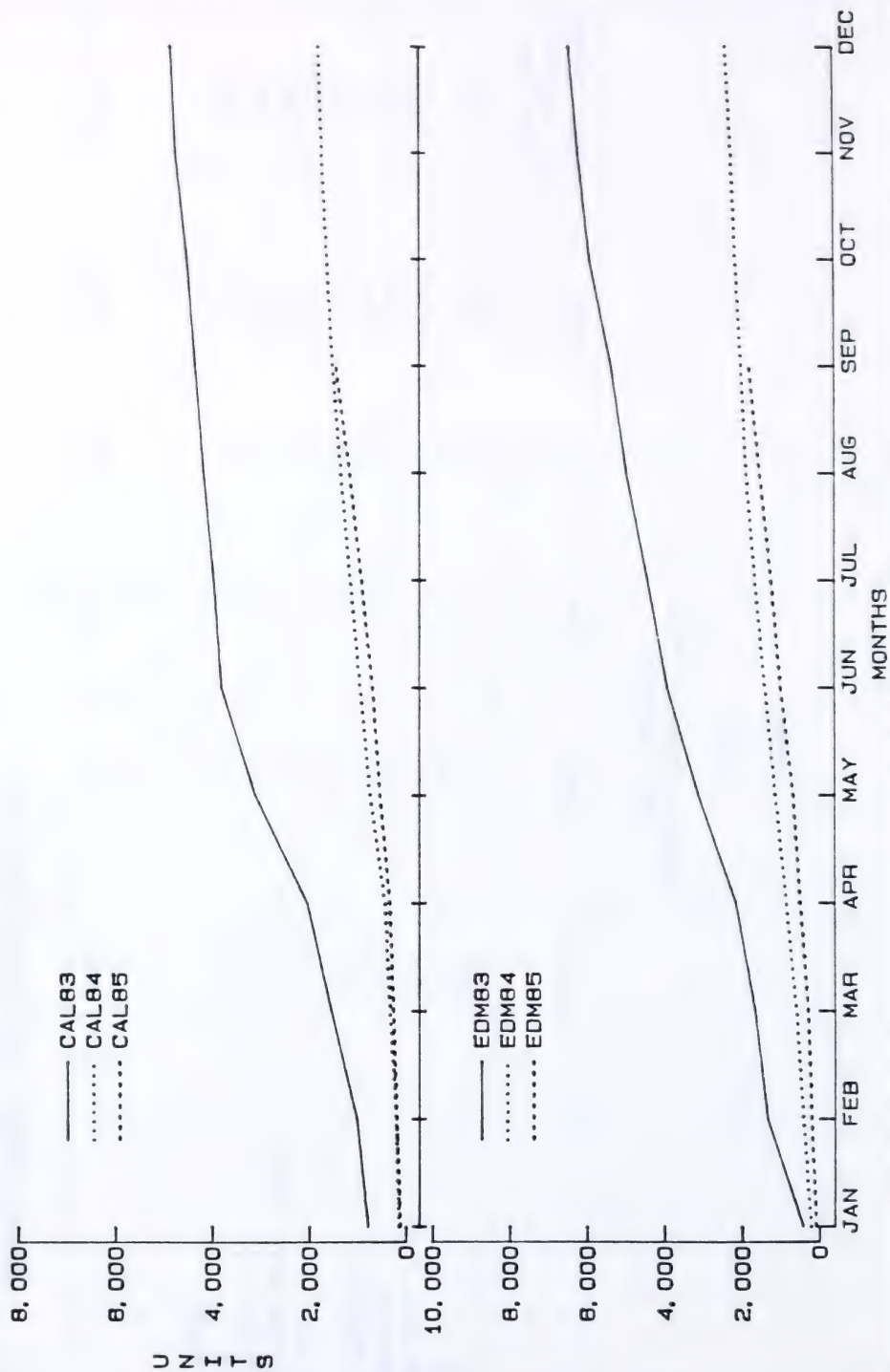




TABLE 2

SEP-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMI'S		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
CALGARY	1464	1440	4	2	44	5	0	0	1512	1447	-4	-4
CAMROSE	13	20	0	0	0	0	12	0	25	20	-20	-20
EDMONTON M.A.	1825	1707	28	24	146	21	9	59	2008	1811	-10	-10
FORT MCMURRAY	89	175	0	0	0	0	52	44	141	219	55	55
GRANDE PRAIRIE	64	116	6	2	0	0	0	0	70	118	69	69
LEDUC	17	21	0	0	0	0	0	0	17	21	24	24
LETHBRIDGE	140	69	16	8	0	0	5	18	161	95	-41	-41
LLOYDMINSTER(ALTA. PART)	63	74	0	0	8	0	0	87	71	161	127	127
MEDICINE HAT	57	54	2	0	0	0	0	0	59	54	-8	-8
RED DEER	107	116	0	2	21	22	4	0	132	140	6	6
SPRUCE GROVE	48	26	0	0	0	0	0	0	48	26	-46	-46
TOTAL	3887	3818	56	38	219	48	82	208	4244	4112	-3	-3
PERCENT CHANGE BY TYPE		-2		-32		-78		154		-3		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2  
TOTAL NUMBER OF STARTS EACH MONTH  
URBAN ALBERTA

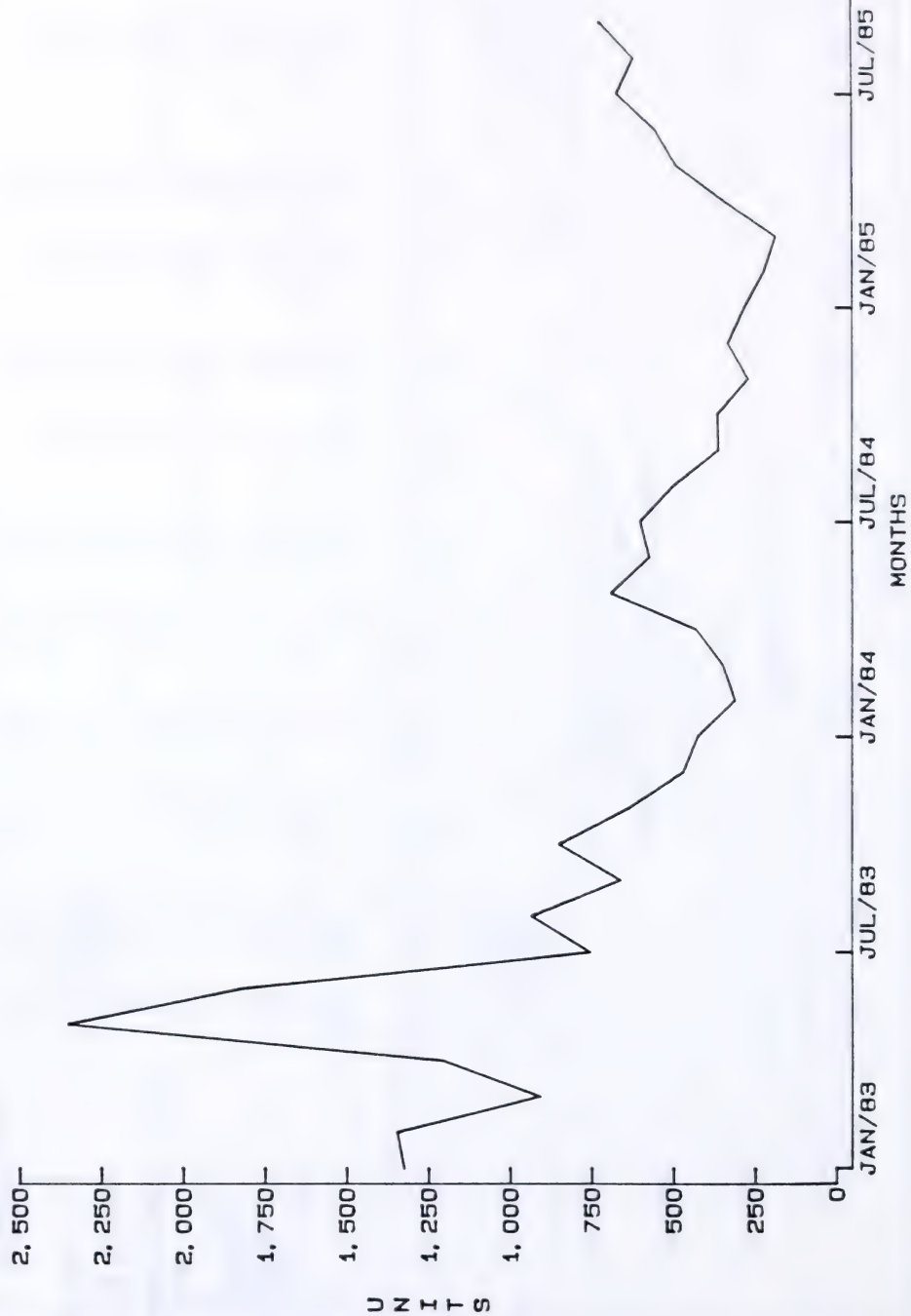


TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	674	12
AUGUST	499	623	25
SEPTEMBER	361	726	101
OCTOBER	364		
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	4112	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

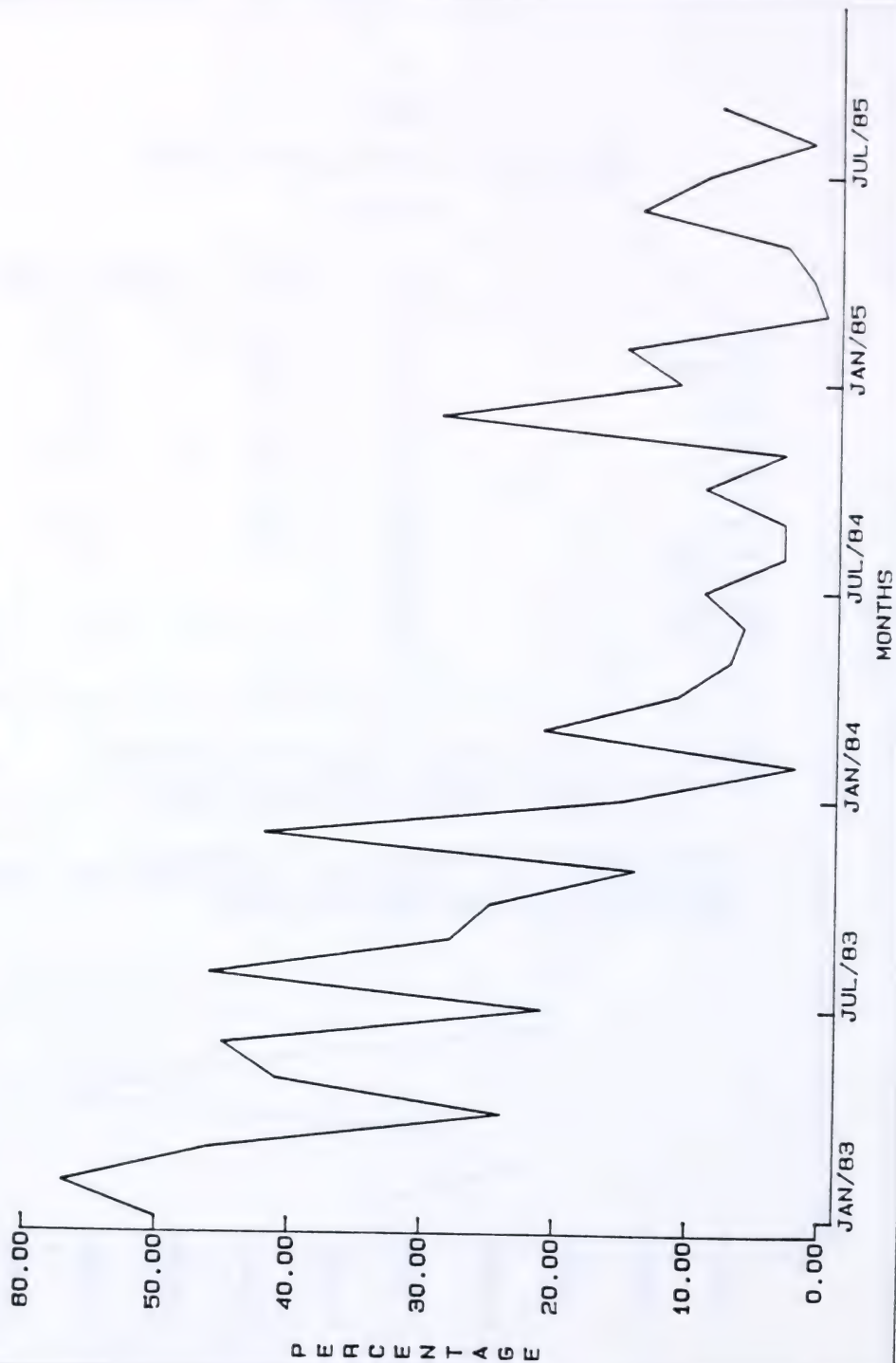


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

1984-1985				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
1985				
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	726	667	59	8
OCTOBER				
NOVEMBER				
DECEMBER				
TOTAL	4112	3818	294	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE



FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY

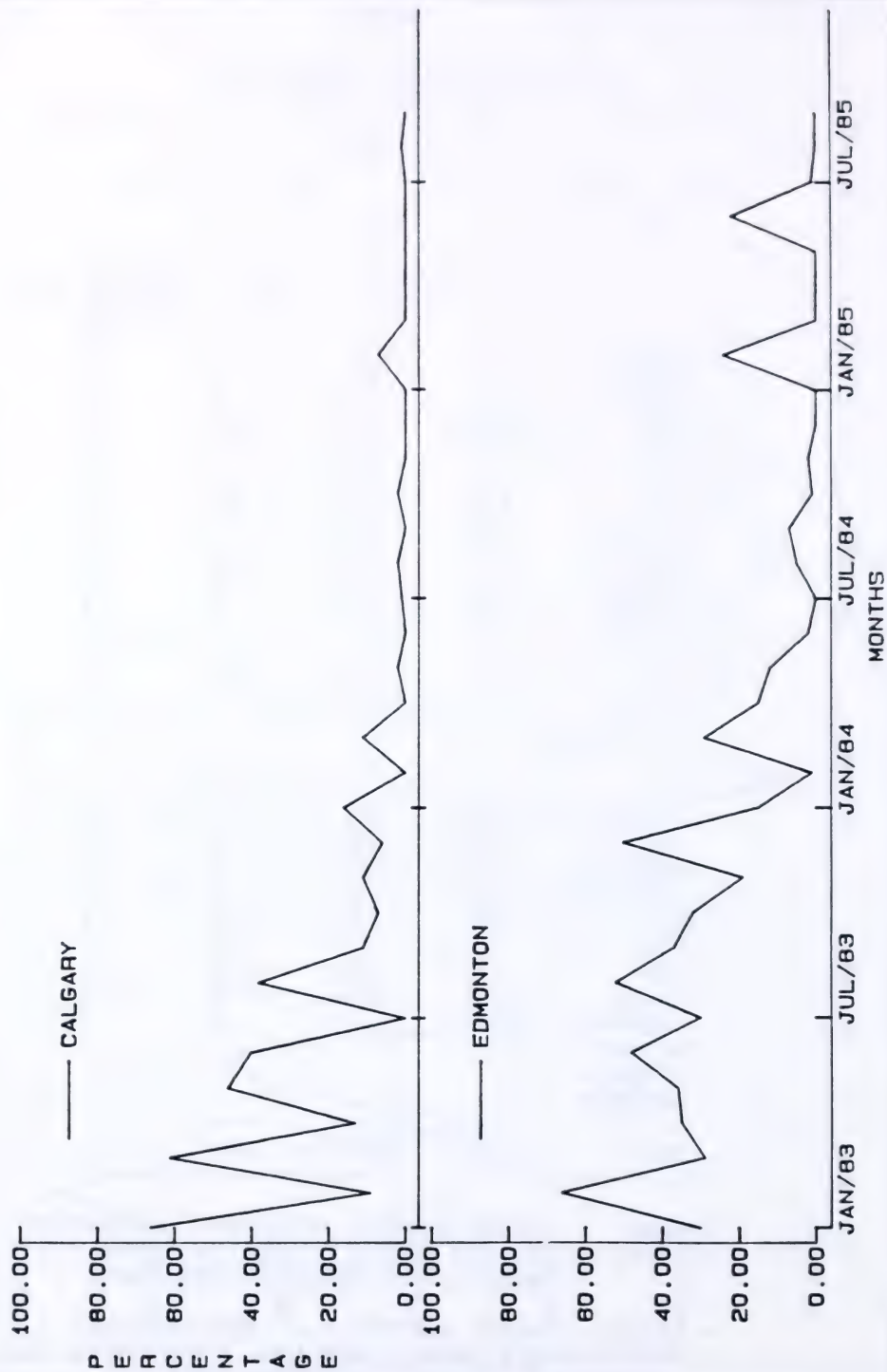




TABLE 5

## SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1984						EDMONTON(METRO)					
CALGARY			1985			EDMONTON(METRO)			1986		
TOTAL	SINGLES	MULTI	TOTAL	SINGLES	MULTI	TOTAL	SINGLES	MULTI	TOTAL	SINGLES	MULTI
			PERCENT OF TOTAL						PERCENT OF TOTAL		
JANUARY	142	119	23	16	16	JANUARY	220	188	32	15	15
FEBRUARY	57	57	0	0	0	FEBRUARY	204	202	2	1	1
MARCH	127	113	14	11	11	MARCH	173	122	51	29	29
APRIL	105	105	0	0	0	APRIL	258	219	39	15	15
MAY	306	301	5	2	2	MAY	279	245	34	12	12
JUNE	202	202	0	0	0	JUNE	268	264	4	1	1
JULY	209	207	2	1	1	JULY	257	257	0	0	0
AUGUST	192	188	4	2	2	AUGUST	221	209	12	5	5
SEPTEMBER	172	172	0	0	0	SEPTEMBER	128	119	9	7	7
OCTOBER	119	115	4	3	3	OCTOBER	146	144	2	1	1
NOVEMBER	102	102	0	0	0	NOVEMBER	101	99	2	2	2
DECEMBER	70	70	0	0	0	DECEMBER	129	129	0	0	0
TOTAL	1803	1751	52	3	3	TOTAL	2384	2197	187	8	8
1985						EDMONTON(METRO)					
CALGARY			1986			EDMONTON(METRO)			1987		
JANUARY	118	118	0	0	0	JANUARY	90	90	0	0	0
FEBRUARY	73	68	5	7	7	FEBRUARY	116	88	28	24	24
MARCH	66	66	0	0	0	MARCH	90	90	0	0	0
APRIL	76	76	0	0	0	APRIL	200	200	0	0	0
MAY	202	202	0	0	0	MAY	185	185	0	0	0
JUNE	152	152	0	0	0	JUNE	313	245	68	22	22
JULY	234	234	0	0	0	JULY	243	241	2	1	1
AUGUST	243	241	2	1	1	AUGUST	296	290	6	2	2
SEPTEMBER	283	283	0	0	0	SEPTEMBER	278	278	0	0	0
OCTOBER						OCTOBER					
NOVEMBER						NOVEMBER					
DECEMBER						DECEMBER					
TOTAL	1447	1440	7			TOTAL	1811	1707	104		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT

MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

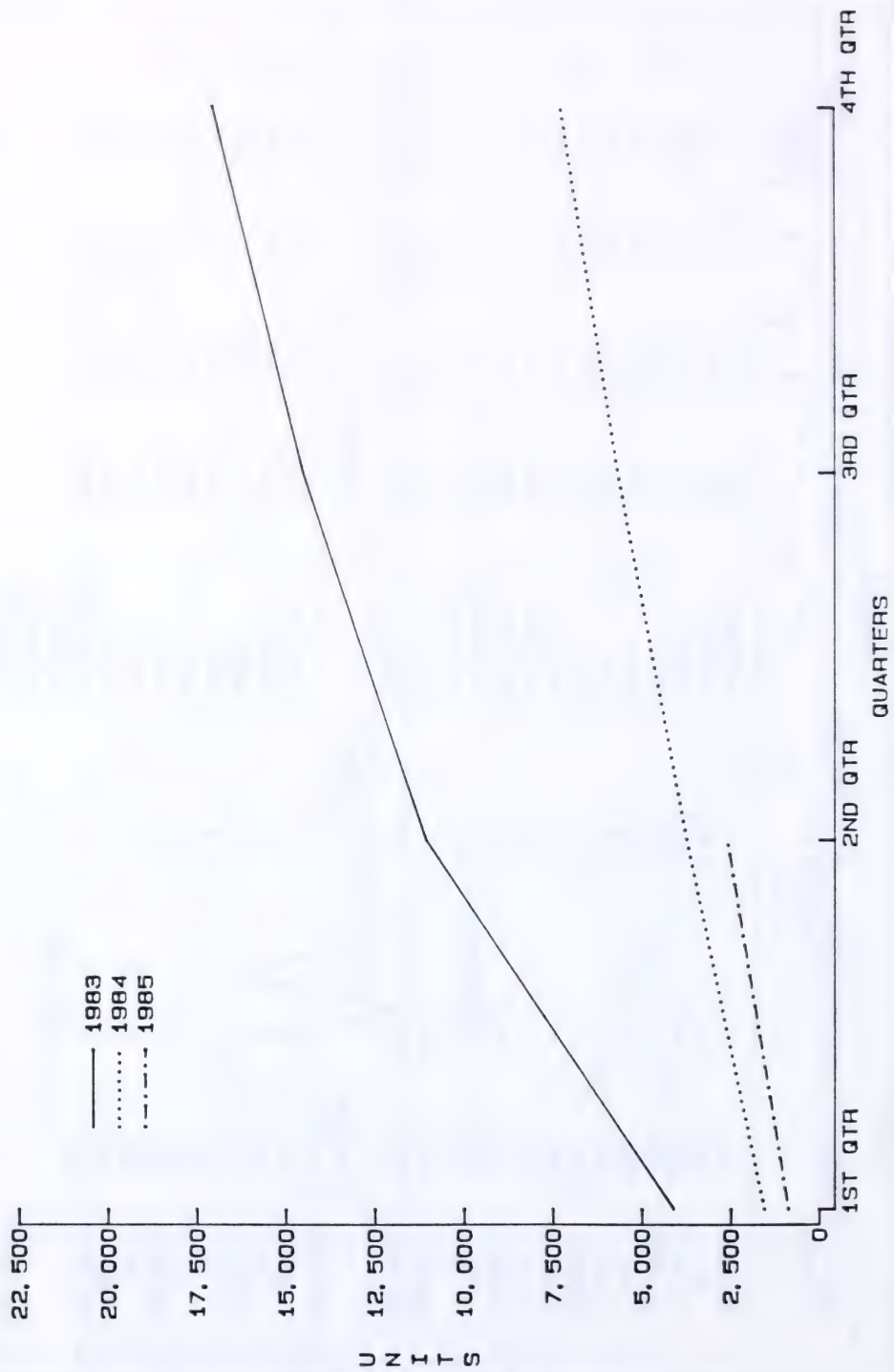


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

1984 - 1985

	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	-44
SECOND QUARTER	2186	1723	-21
THIRD QUARTER	1947		
FOURTH QUARTER	1614		
	-----	-----	-----
TOTAL	7295	2596	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

SEP-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	239	0	0	0	239	-17
CANROSE	0	0	0	0	0	*
EDMONTON M.A.	174	2	19	83	278	-50
FORT MCMURRAY	27	0	0	0	27	-60
GRANDE PRAIRIE	17	0	0	0	17	*
LEDUC	4	0	0	0	4	300
LETHBRIDGE	14	0	0	0	14	-74
LLOYDMINSTER(ALTA. PART)	2	0	0	0	2	-82
MEDICINE HAT	4	0	0	0	4	300
RED DEER	10	0	0	0	10	900
SPRUCE GROVE	2	0	0	0	2	-78
TOTAL	493	2	19	83	597	-39

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

SEP-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	746	2	0	221	969	-4
CAMROSE	9	0	0	65	74	289
EDMONTON M.A.	752	20	18	133	923	-39
FORT MCMURRAY	43	0	0	44	87	117
GRANDE PRAIRIE	44	2	0	0	46	44
LEDUC	6	0	0	0	6	20
LETHBRIDGE	61	6	0	18	85	-14
LLOYDMINSTER\ALTA. PART)	40	0	0	37	77	108
MEDICINE HAT	44	0	0	30	74	106
RED DEER	40	6	0	0	46	-87
SPRUCE GROVE	14	0	0	0	14	100
TOTAL	1799	36	18	548	2401	-24

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH



FIGURE 8  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

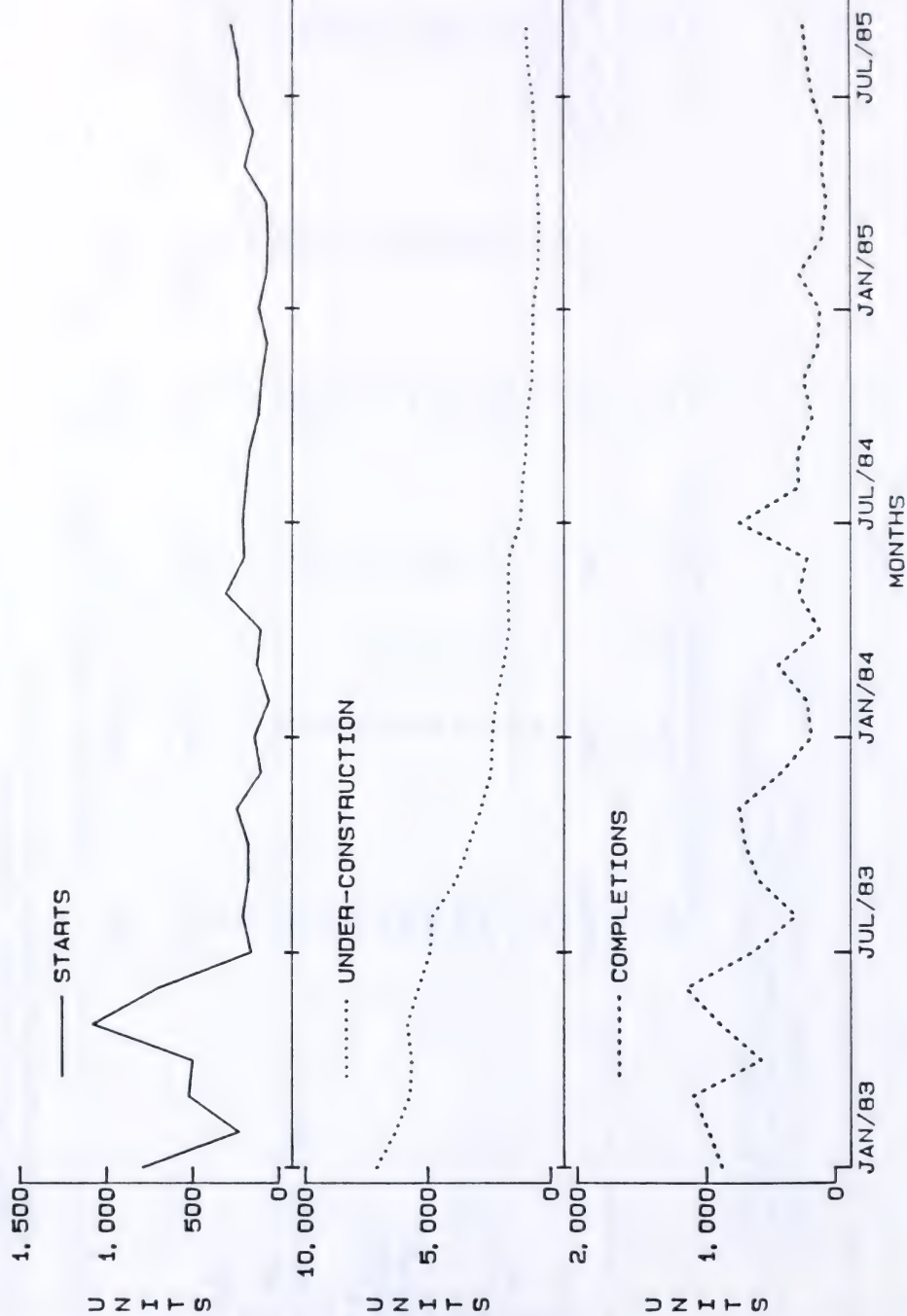




TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

----- 1984 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
----- 1985 -----			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER			
NOVEMBER			
DECEMBER			
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

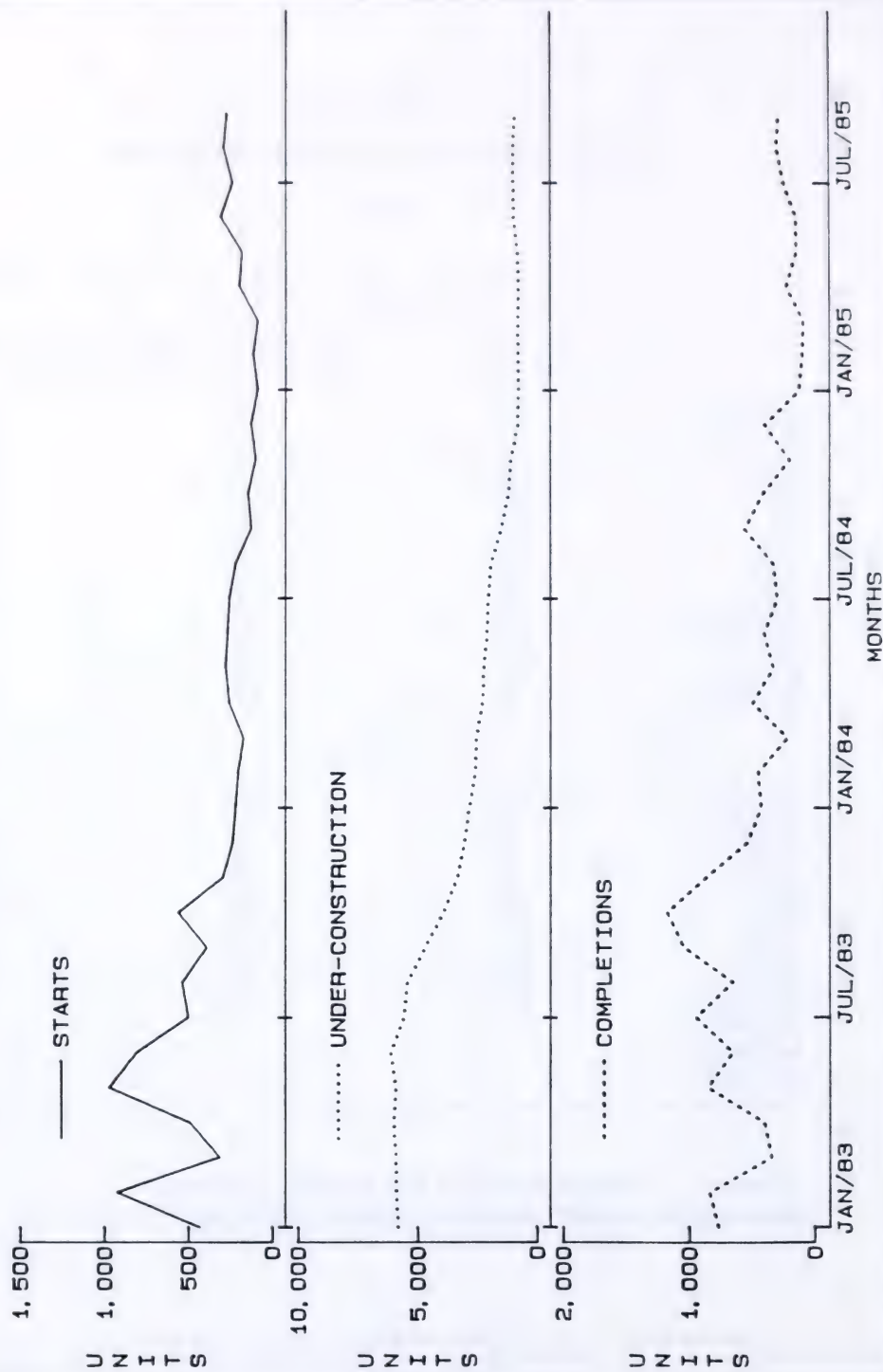


TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
1985			
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

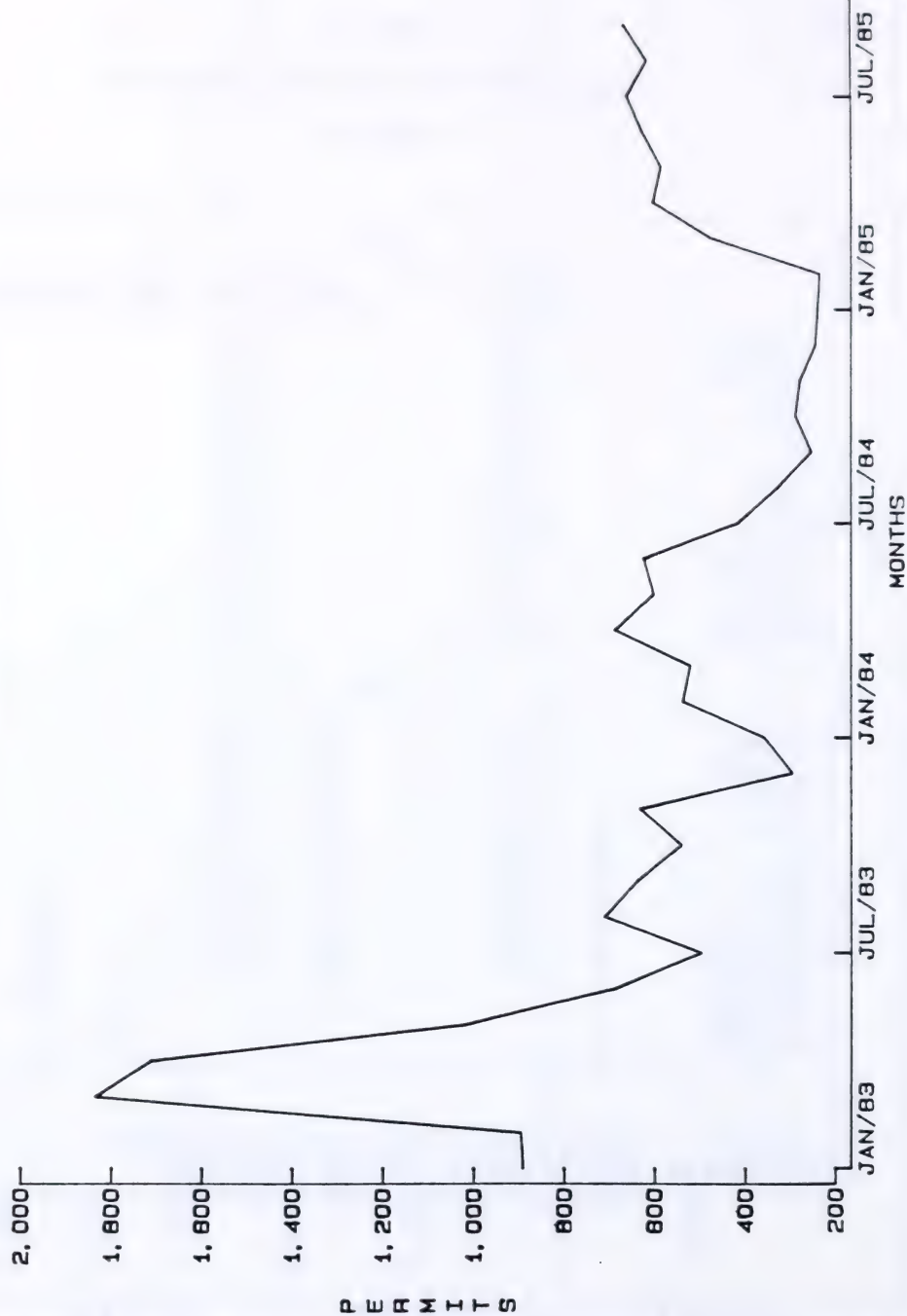


TABLE 11

SEP-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	197	4	0	0	201	145
CAMROSE	3	0	0	0	3	200
EDMONTON M.A.	227	0	0	22	249	149
FORT MCMURRAY	26	0	0	0	26	225
GRANDE PRAIRIE	14	0	0	0	14	133
LEDUC	5	0	4	0	9	*
LETHBRIDGE	13	2	0	0	15	88
LLOYDMINSTER, ALTA. (PART)	30	0	0	78	108	5300
MEDICINE HAT	19	0	0	0	19	44
RED DEER	16	0	5	0	21	133
SPRUCE GROVE	3	0	0	0	3	0
TOTAL	553	6	9	100	668	164

SOURCE: ALBERTA BUREAU OF STATISTICS  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



FIGURE 9  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

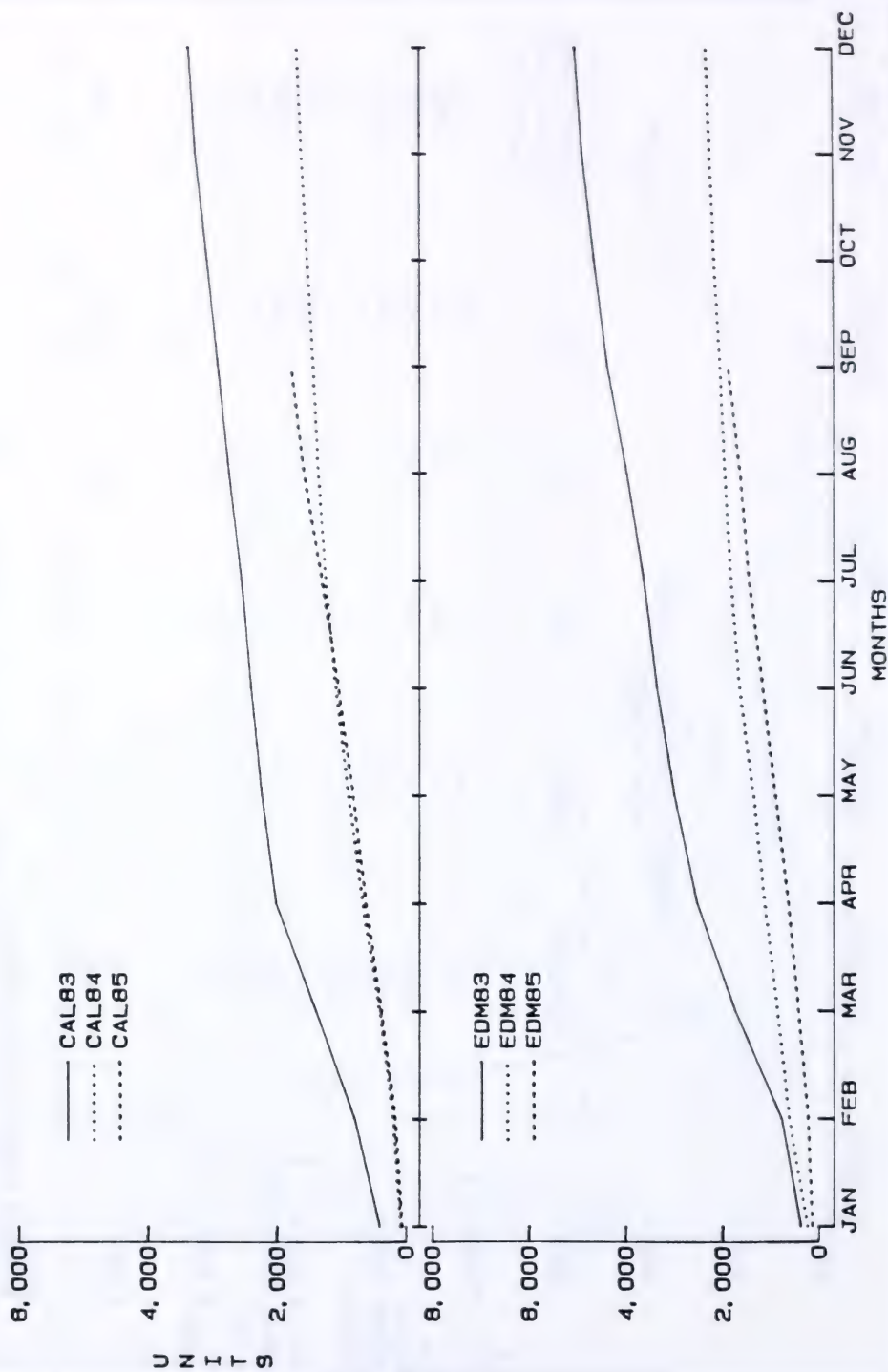




TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA. PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
JANUARY	85	65	0	2	239	139	1	3	1	5	1	5	2	11	5	3	15	2	0	12	2	3
FEBRUARY	196	168	0	2	622	228	4	17	3	8	2	3	25	7	8	26	10	2	20	11	5	2
MARCH	402	383	2	4	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31	9	5
APRIL	670	618	17	9	1118	623	15	67	17	34	3	9	112	37	32	82	33	10	62	59	24	6
MAY	888	820	21	11	1350	896	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	8
JUNE	1087	1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15
JULY	1245	1304	26	18	1815	1440	111	157	50	81	8	19	175	87	115	154	43	42	114	109	42	19
AUGUST	1360	1583	30	20	1934	1621	129	218	56	103	11	21	186	95	145	178	50	51	123	135	47	23
SEPTEMBER	1442	1784	31	23	2034	1870	137	244	62	117	11	30	194	110	147	286	84	70	132	156	50	26
OCTOBER	1534		35		2161		150		69		11		200		169		89		142		52	
NOVEMBER	1629		39		2246		162		74		12		202		235		94		145		52	
DECEMBER	1701		107		2309		163		77		13		210		250		96		152		56	
PERCENT CHANGE	24		-26		-8		78		89		173		-43		95		-17		18		-48	

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE	
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134		
1985	239	474	951	1554	2140	2768	3430	4048	4716				9	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

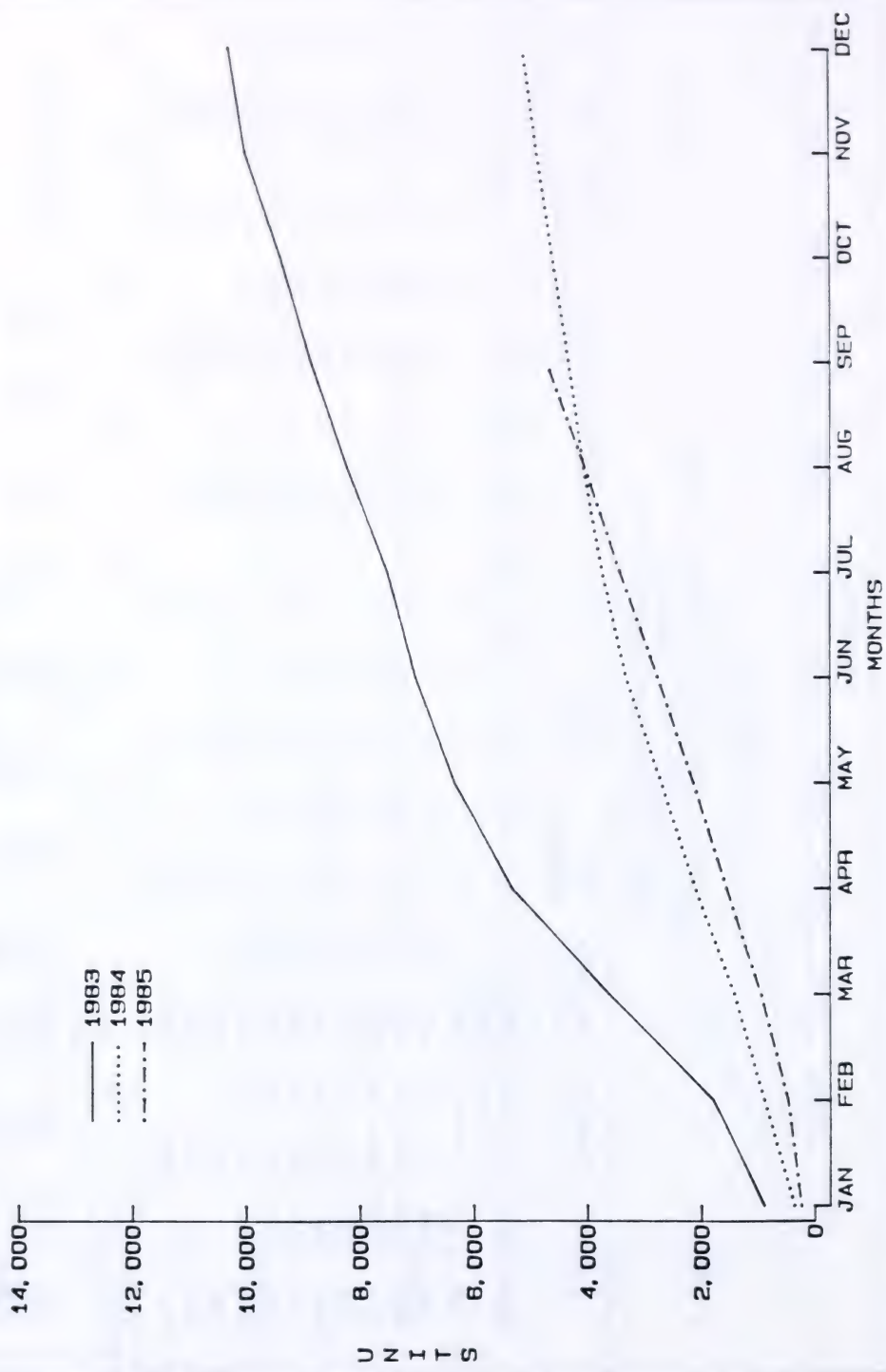


TABLE 13  
MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687	603	-12
MAY	602	586	-3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327	618	89
SEPTEMBER	253	668	164
OCTOBER	288		
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	4716	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14  
RESIDENTIAL BUILDING PERMITS  
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL		
	YEAR TO DATE			YEAR TO DATE			YEAR TO DATE		
	SEPTEMBER-85	1985	PERCENT   CHANGE   OVER 1984	SEPTEMBER-85	1985	PERCENT   CHANGE   OVER 1984	SEPTEMBER-85	1985	PERCENT   CHANGE   OVER 1984
BONNYVILLE	7	64	100	30	60	43	37	124	68
COLD LAKE	4	73	30	0	157	*	4	230	311
GRAND CENTRE	2	17	89	12	50	525	14	67	294
ELK POINT	9	41	413	0	36	12	9	77	57
ST. PAUL	1	21	75	0	0	*	1	21	75

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

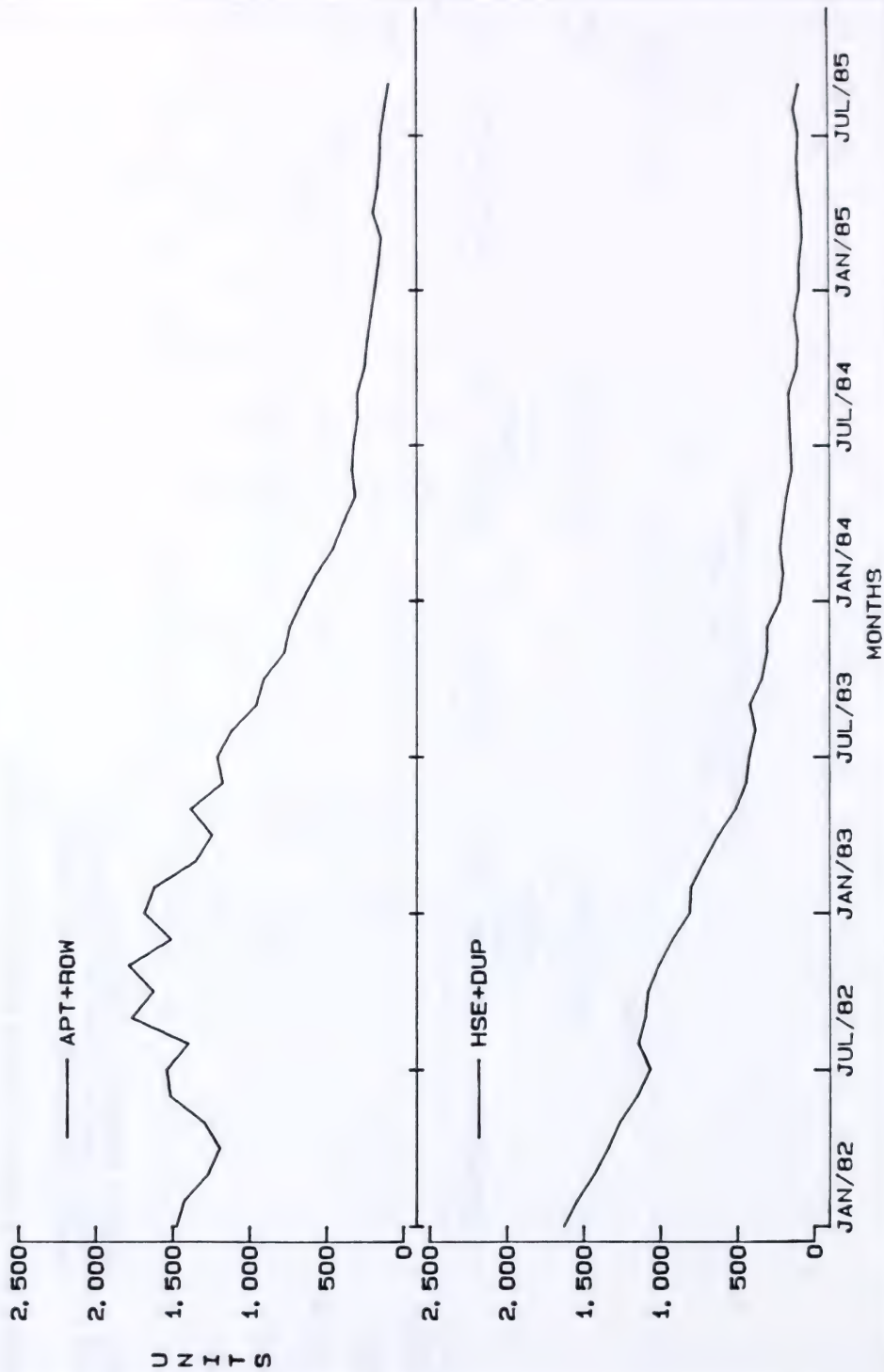




TABLE 15

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
-----					
1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	125	121	246	296	54
SEPTEMBER	91	94	185	278	65
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

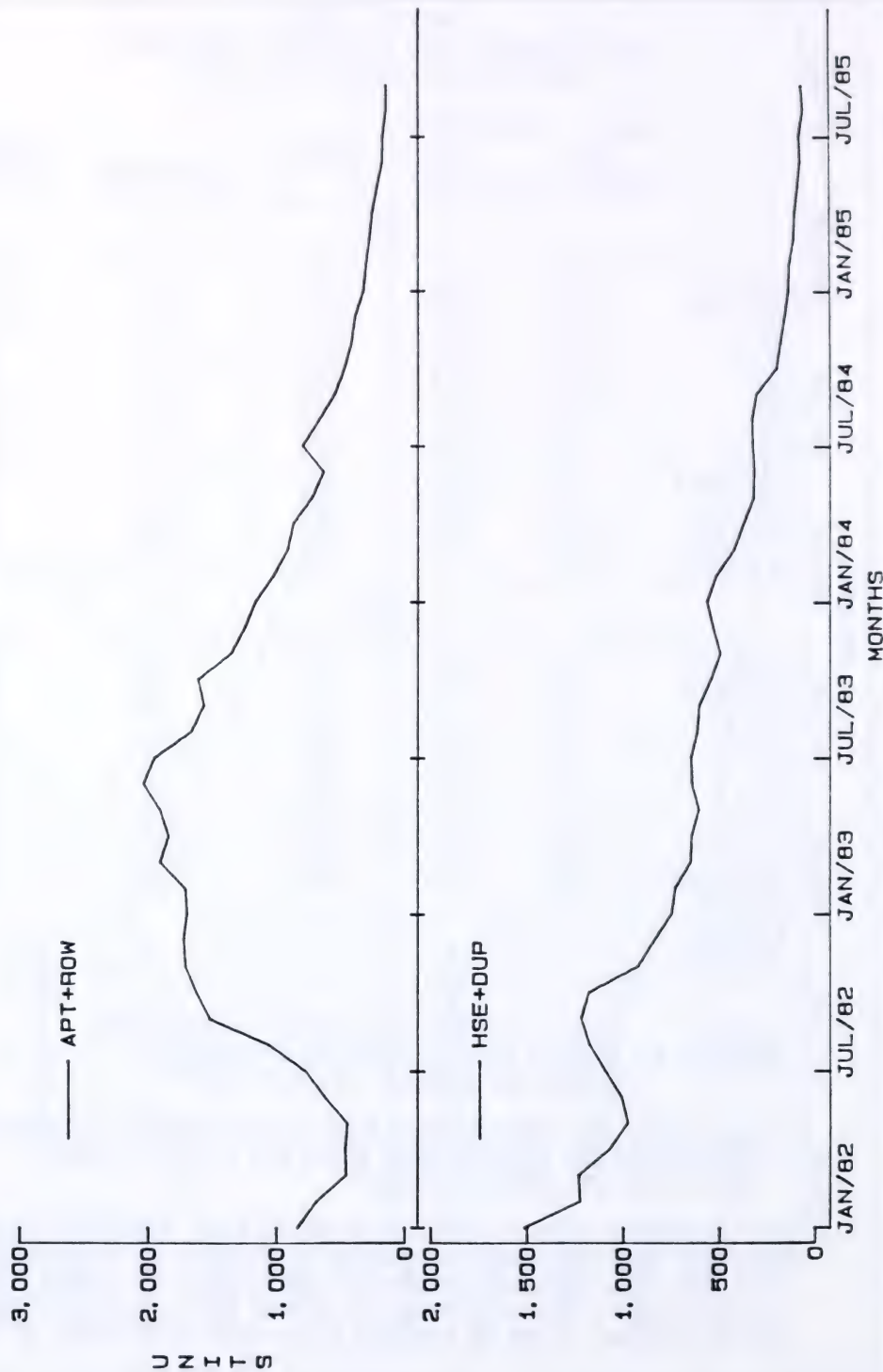


TABLE 16

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
-----					
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	58	148	206	213	56
SEPTEMBER	68	146	214	239	52
OCTOBER					
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

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UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
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PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

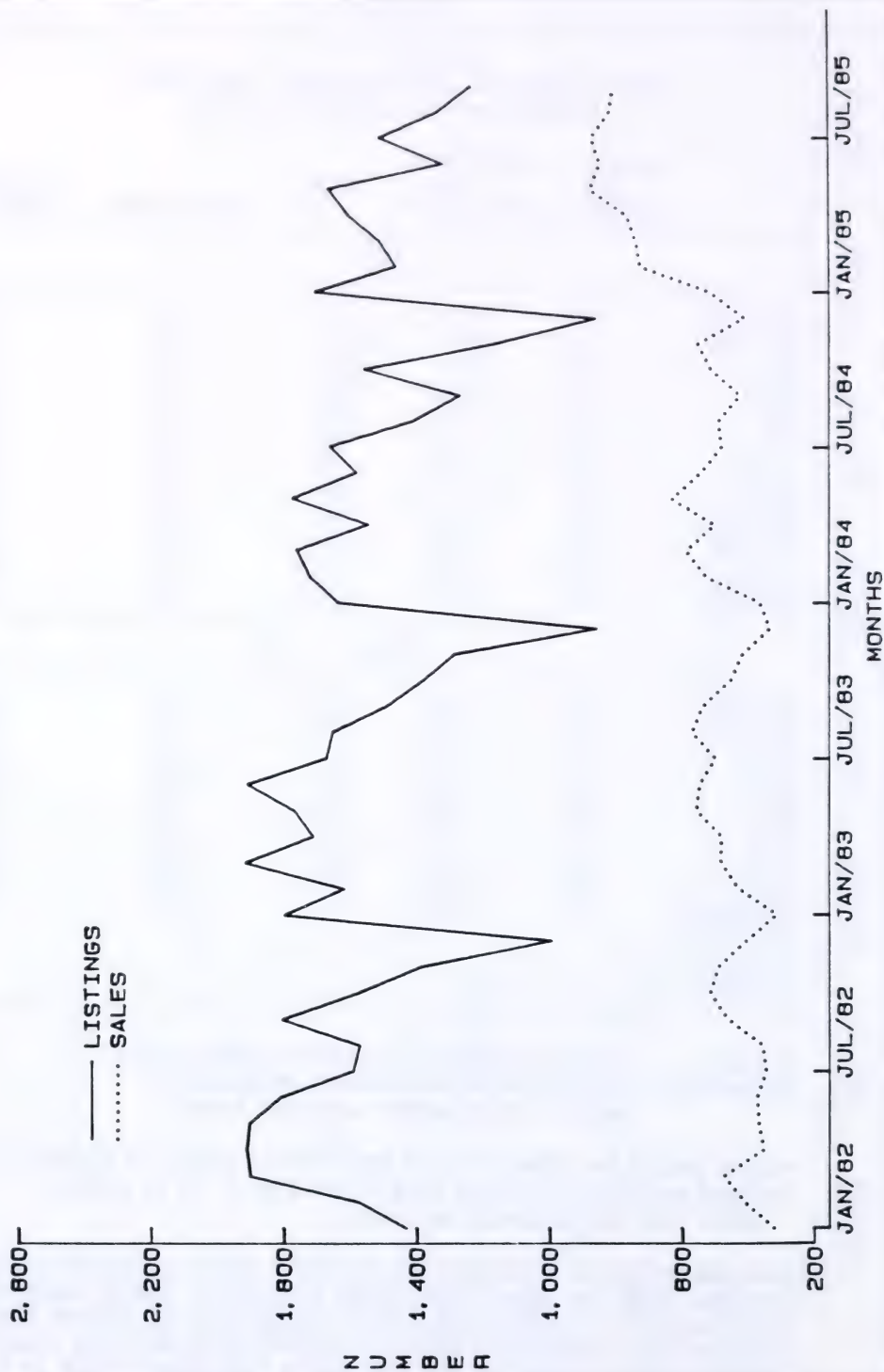




TABLE 17

## RESIDENTIAL LISTINGS, SALES AND PRICE

## EDMONTON

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
1985				
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14  
LISTINGS AND SALES  
CALGARY

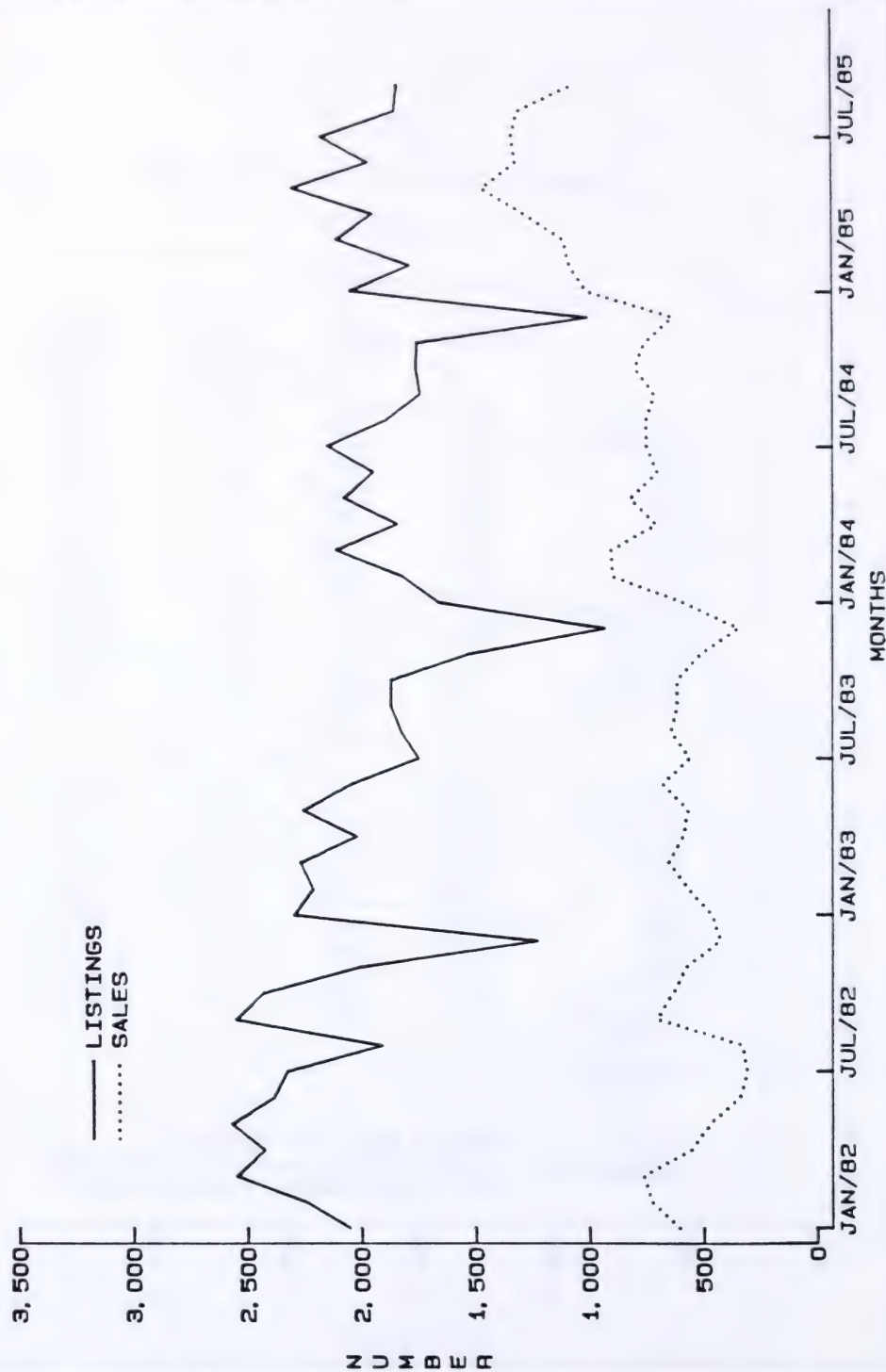




TABLE 18

## RESIDENTIAL LISTINGS, SALES AND PRICE

## CALGARY

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
1985				
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

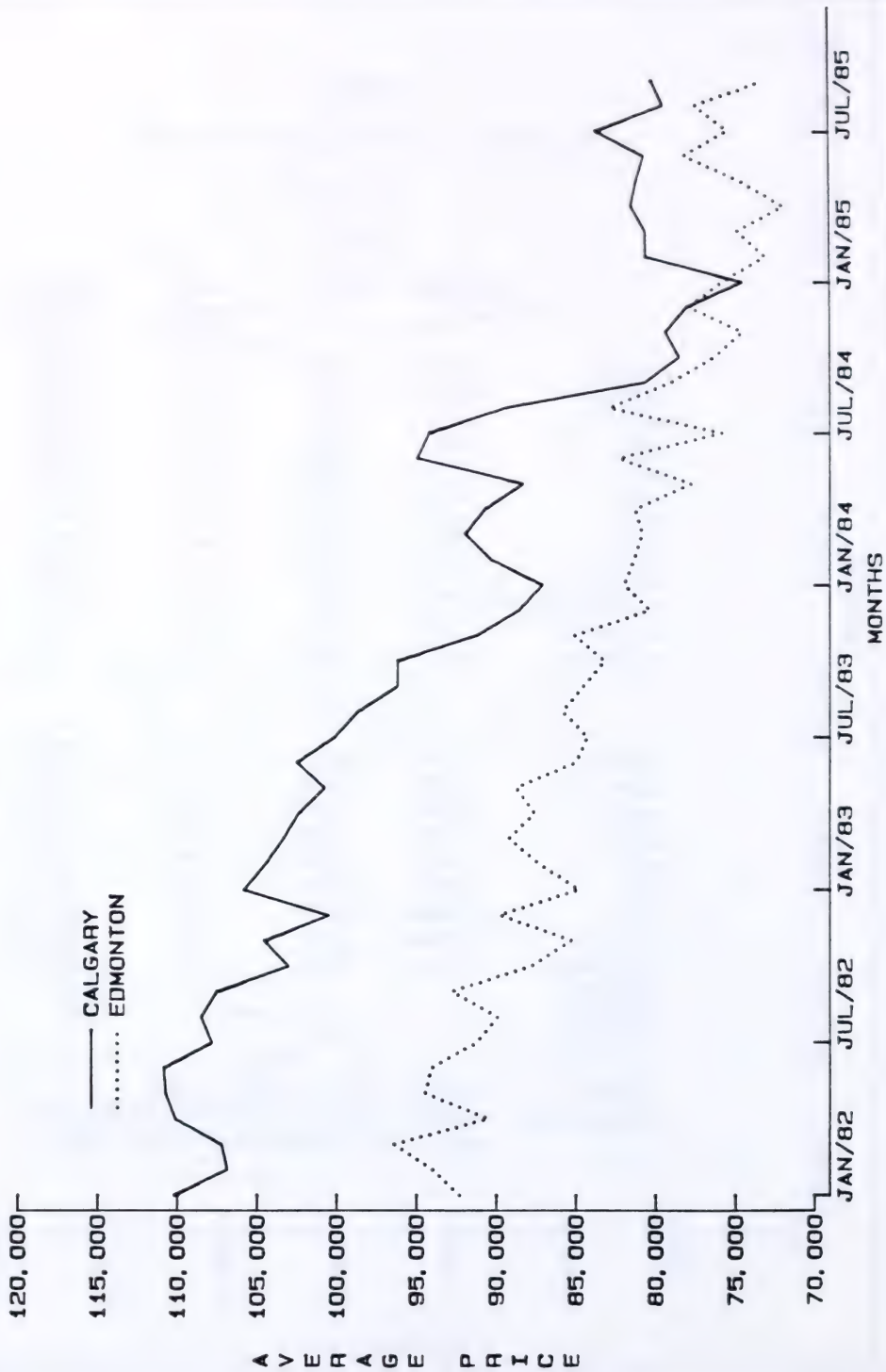


FIGURE 16  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)

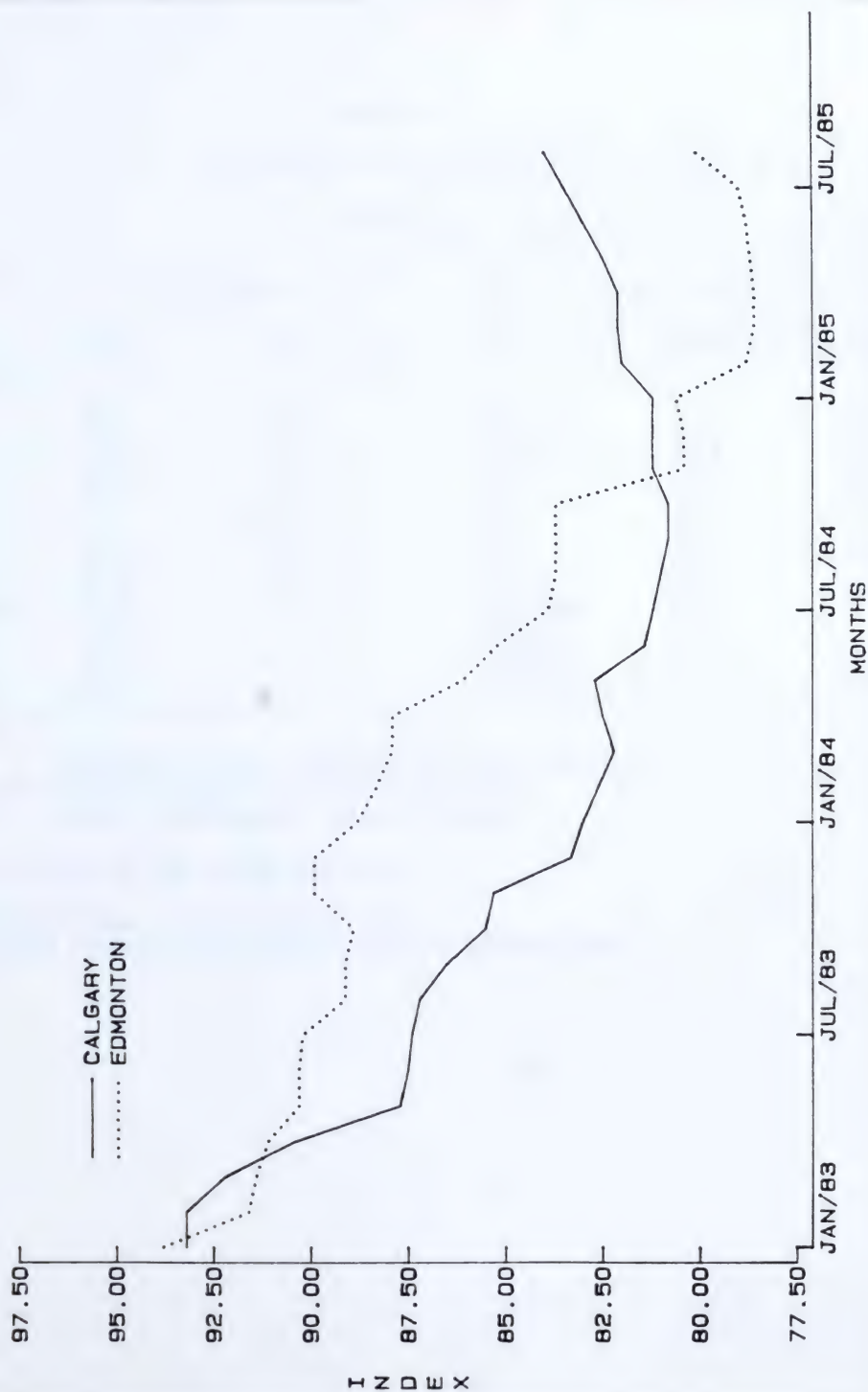




TABLE 19  
NEW HOUSING PRICE INDICES\*  
1981=100

CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7	82.5	MAY	86.1	78.7
JUNE	81.4	83.0	JUNE	85.2	78.6
JULY	81.2	83.5	JULY	83.9	79.0
AUGUST	81.0	84.0	AUGUST	83.7	80.1
SEPTEMBER	80.8		SEPTEMBER	83.7	
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS





ALJ.61

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# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

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OCTOBER 1985

**Alberta**  
DEPARTMENT OF HOUSING

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RESIDENTIAL CONSTRUCTION  
IN ALBERTA

OCTOBER 1985

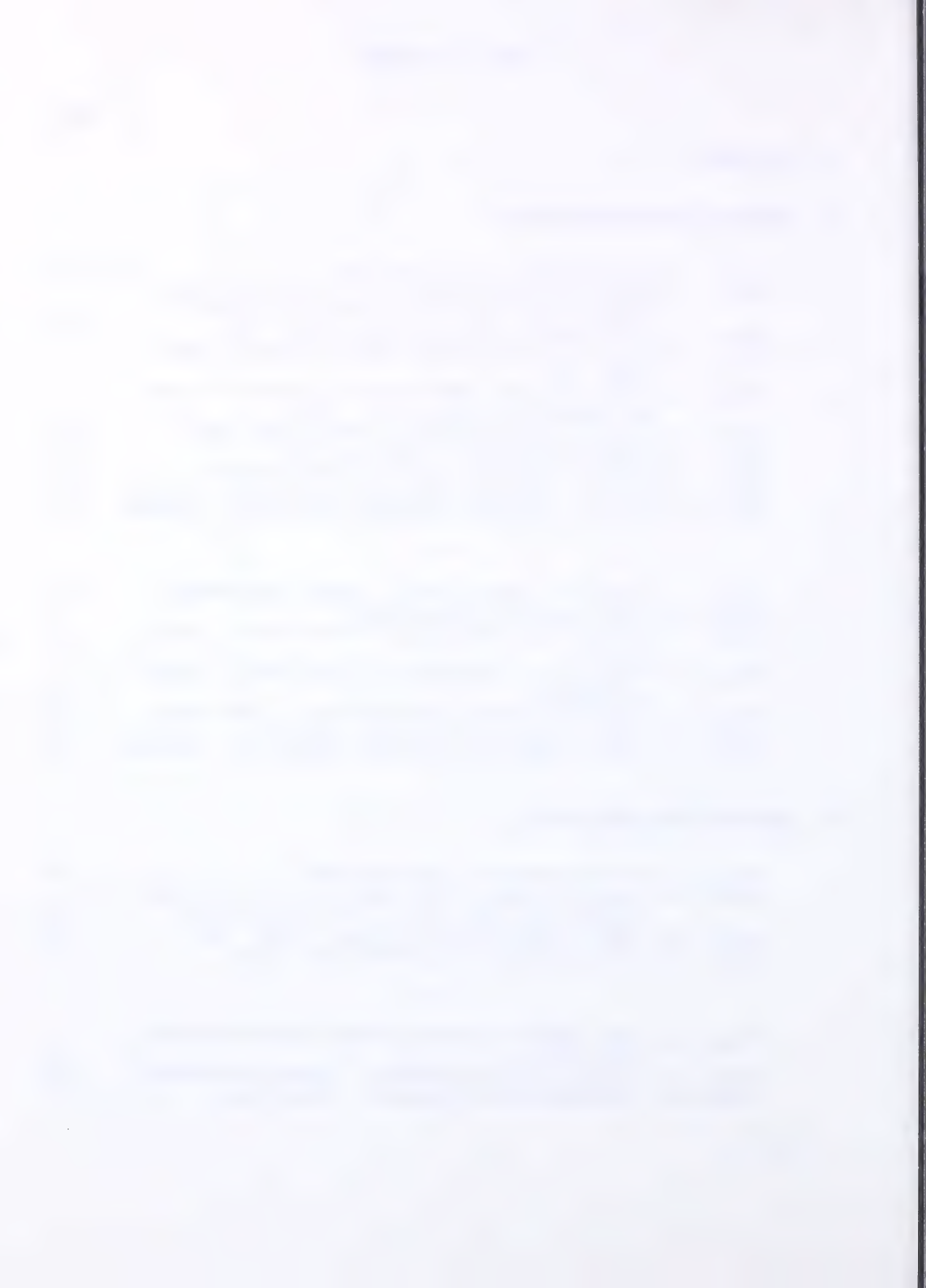
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## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	<b>1</b>
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
Table 14: Building Permits for Selected Rural Areas	26
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24





**D. Newly Completed and Unoccupied Dwellings**

Table 15:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	28
Table 16:	Newly Completed and Unoccupied Dwellings by Month - Calgary	30

\* \* \* \*

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	27
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	29

**E. Multiple Listings Service (M.L.S.)**

Table 17:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	32
Table 18:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	34

\* \* \* \*

Figure 13:	Listings and Sales - Edmonton	31
Figure 14:	Listings and Sales - Calgary	33
Figure 15:	Average Sales Prices - Calgary and Edmonton	35

**F. New Housing Price Indexes**

Table 19:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	37
-----------	--	----

\* \* \* \*

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	36
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## Highlights

### Alberta

- ° In the third quarter, housing starts increased 59% to 3,091 units from 1,947 for 1984, the first time a year-to-year increase has been recorded since the fourth quarter of 1981.

### Urban Alberta

- ° Housing starts in October continued to increase from the previous year to 697 units, a jump of 91% from 364 units in October 1984.
- ° For the first time in many months, total starts to date increased by 4% to 4,810 units compared to 4,608 in 1984. Multiples are still 21% lower than last year, however, singles are 7% higher.
- ° Units under construction in October increased again from last month to 2,425 of which 21% or 508 were apartment units.
- ° The number of building permits issued in October increased by 123% over the same period last year to 643 units. This represents the fifth straight month that a year-to-year increase has been recorded.

### Calgary

- ° Calgary's starts continued to increase again to 302 units last month, up 154% compared to the same month last year.
- ° Total starts to date increased 7% to 1,749 units from 1,631 for 1984. Only 14 multiples were started this year. Single family starts increased 10% over last year.

10/10/2020

Dear Sir,  
I am writing to you regarding the matter of the  
contract for the supply of goods to the  
Department of Health. I am sorry that I  
cannot provide you with a more detailed  
report at this time, but I will be  
able to provide you with a more  
detailed report in the near future.

I am sorry that I cannot provide you with a more  
detailed report at this time, but I will be  
able to provide you with a more  
detailed report in the near future.  
I am sorry that I cannot provide you with a more  
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detailed report at this time, but I will be  
able to provide you with a more  
detailed report in the near future.

- ° Housing under construction also increased to 1,104 units (228 apartments, 2 semis and 874 singles) from 969 the month before, a reflection of the increased starts in the last quarter. However, inventory of newly completed and unoccupied housing decreased to 205 units from 214 in September.
- ° Building permits increased from the month before to 223 units, a jump of 142% from the same month last year. Total building permits to date are 31% ahead of last year.
- ° The resale housing market continued to be very active with 1,245 residential units sold during the month. Sales last month were 52% higher than in October 1984.
- ° The average resale house price increased slightly to \$80,370 from \$80,235 last month. The new house price index continued to show an upward trend to 85.1 in September.

### Edmonton

- ° Edmonton's housing starts fell 10% compared to the previous month to 251 units in October, but increased 72% compared to October 1984.
- ° However, total starts to date declined 4% compared to the same period 1984, mainly due to decreases in single family starts.
- ° Housing under construction dropped 6% from the month before to 873 units. However, inventory of newly completed and unoccupied units increased 3% to 190 units with a continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose 47% over the same month last year to 751 units.
- ° Despite the record sales, the average selling price dropped 5% to \$69,804 from \$73,153 last month. However, the new house price index continued to increase to 80.6 in September.

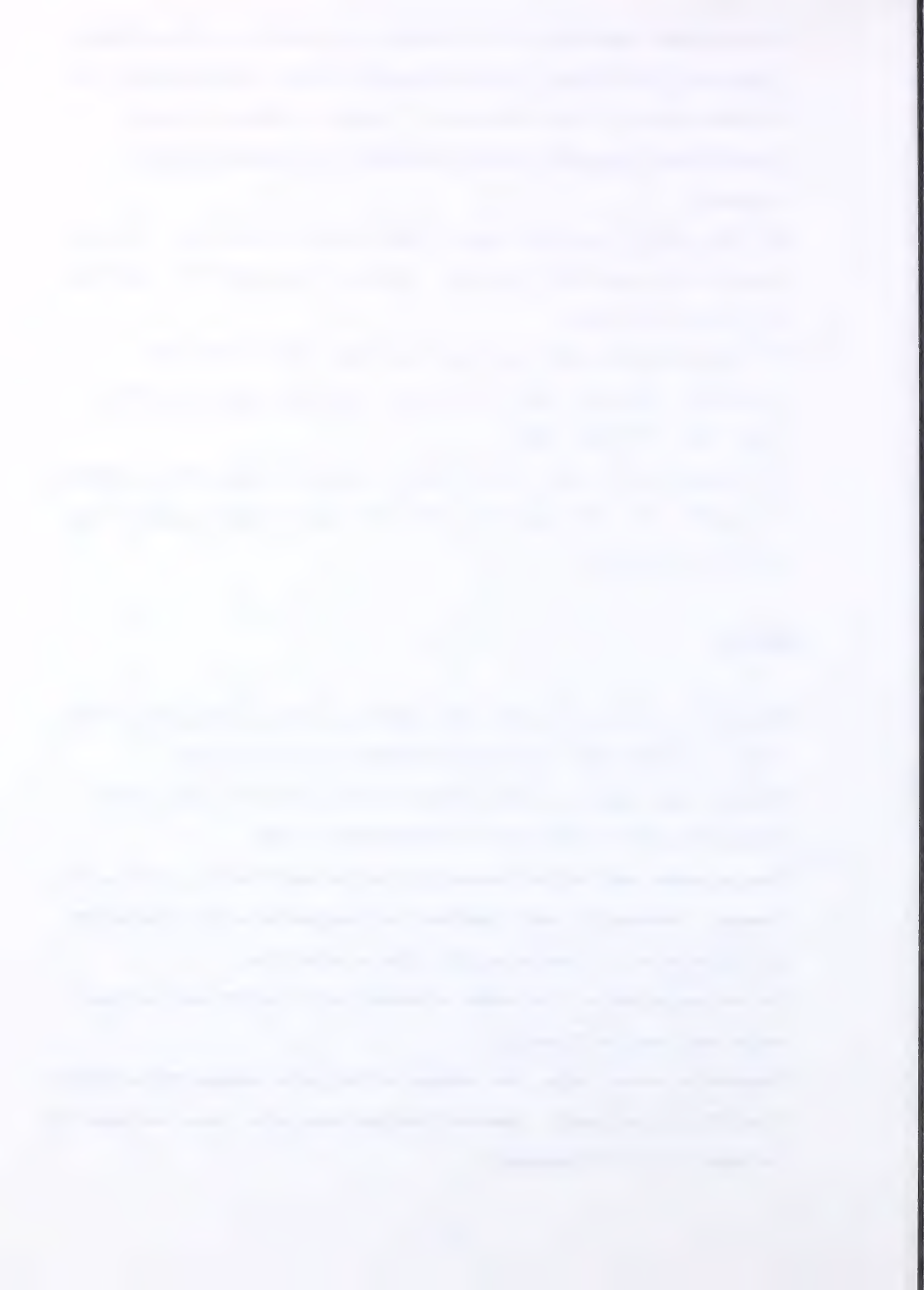




TABLE 1

OCT-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	295	0	0	7	302	154
CAMROSE	1	0	0	0	1	-75
EDMONTON M.A.	251	0	0	0	251	72
FORT MCMURRAY	25	0	0	0	25	*
GRANDE PRAIRIE	16	0	0	0	16	33
LE'DUC	5	0	4	0	9	*
LETHBRIDGE	21	0	0	0	21	200
LLOYDMINSTER(ALTA. PART)	29	0	0	0	29	81
MEDICINE HAT	18	0	0	0	18	-51
RED DEER	18	0	5	0	23	28
SPRUCE GROVE	2	0	0	0	2	-60
TOTAL	681	0	9	7	697	91

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 1  
CUMULATIVE HOUSING STARTS  
CALGARY AND EDMONTON

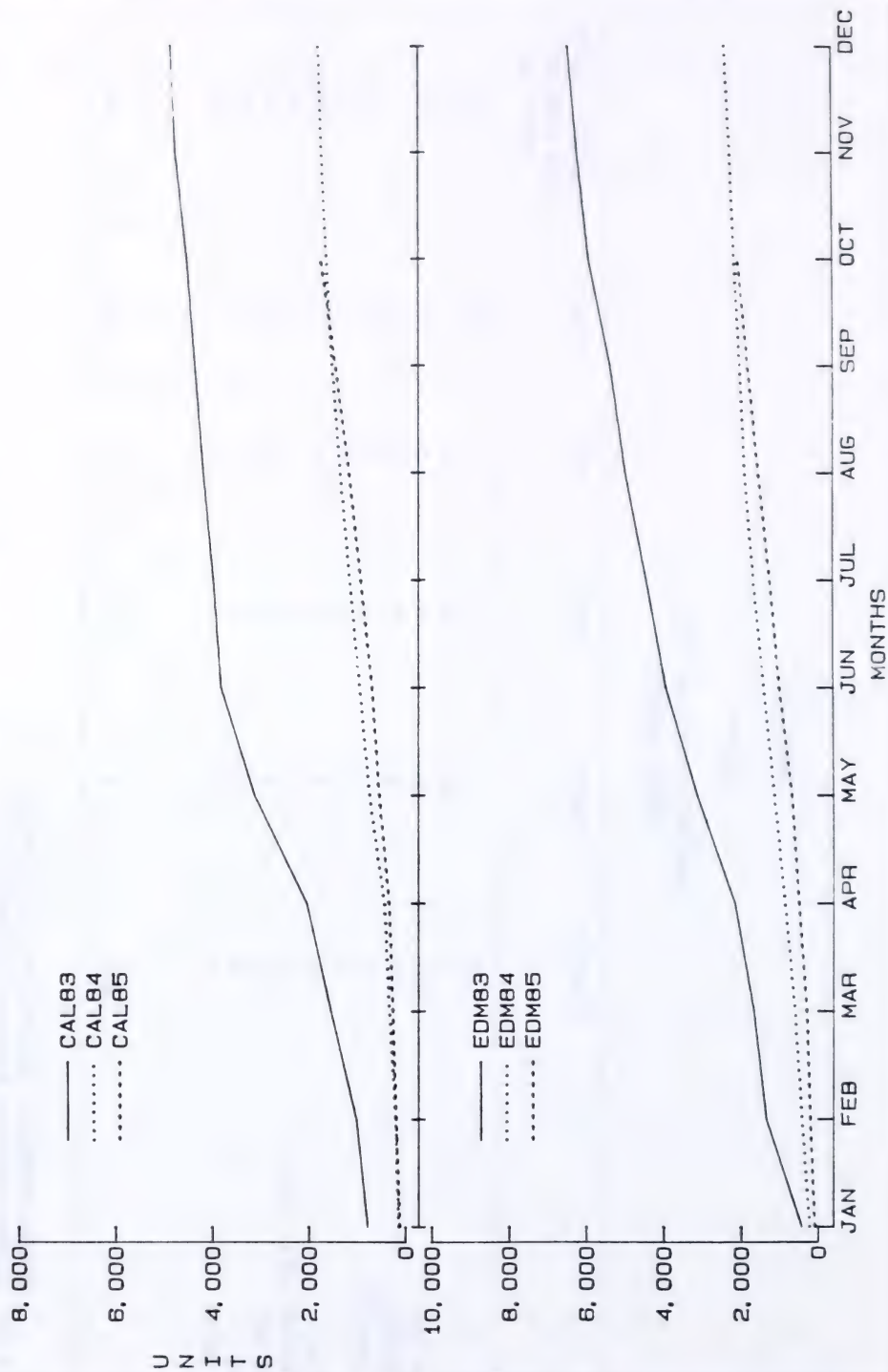


TABLE 2

OCT-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMS		ROW		APT		TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
CALGARY	1579	1735	8	2	44	5	0	7	1631	1749
CAMROSE	17	21	0	0	0	0	12	0	29	21
EDMONTON M.A.	1969	1958	28	24	146	21	11	59	2154	2062
FORT MCMURRAY	89	200	0	0	0	0	52	44	141	244
GRANDE PRAIRIE	76	132	6	2	0	0	0	0	82	134
LEDUC	17	26	0	0	0	4	0	0	17	30
LETHBRIDGE	147	90	16	8	0	0	5	18	168	116
LLOYDMINSTER(ALTA. PART)	79	103	0	0	8	0	0	87	87	190
MEDICINE HAT	64	73	2	0	0	0	30	0	96	73
RED DEER	125	134	0	2	21	27	4	0	150	163
SPRUCE GROVE	53	28	0	0	0	0	0	0	53	28
TOTAL	4215	4500	60	38	219	57	114	215	4608	4810
PERCENT CHANGE BY TYPE		7		-37		-74		89		4

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2  
TOTAL NUMBER OF STARTS EACH MONTH  
URBAN ALBERTA

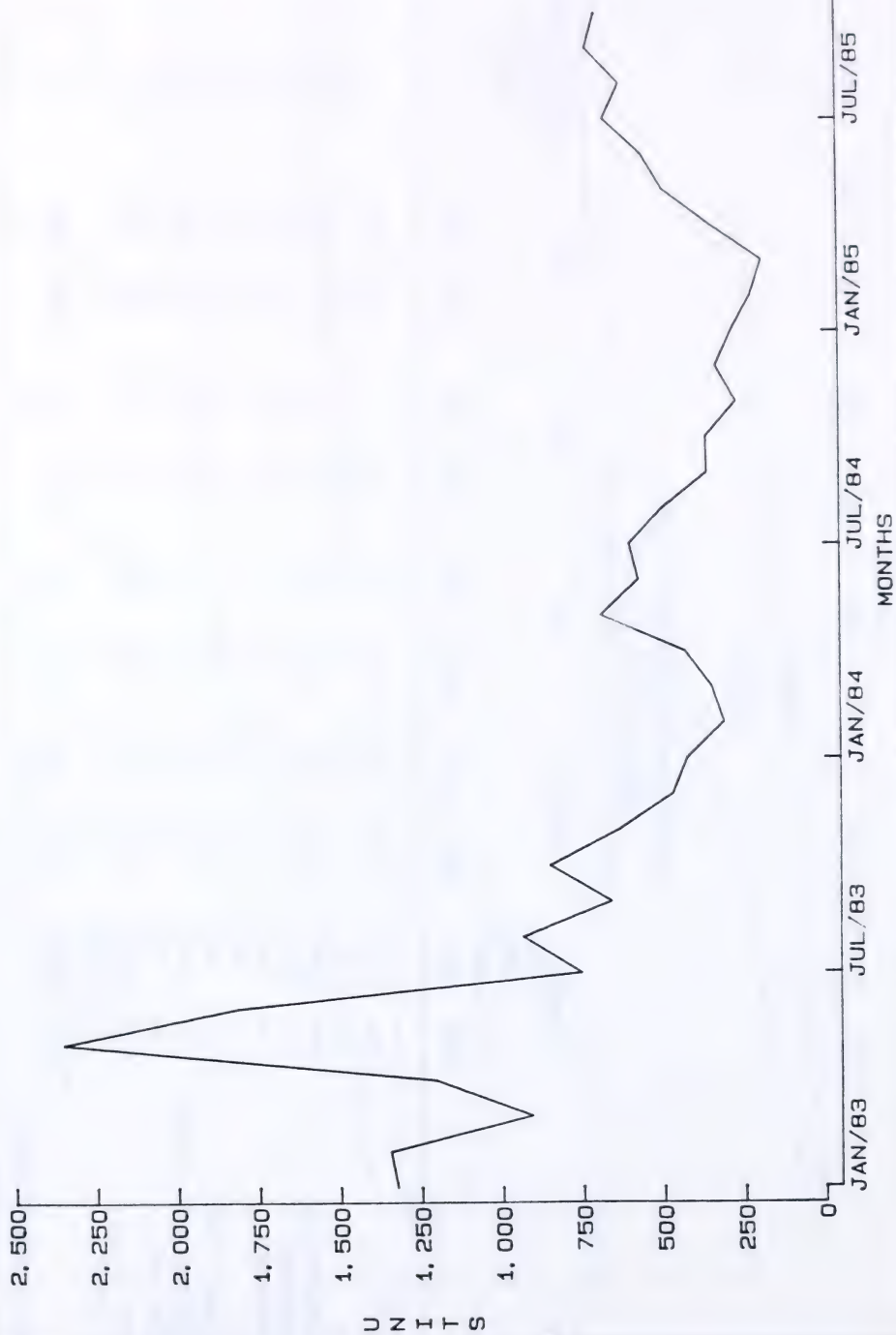


TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	674	12
AUGUST	499	623	25
SEPTEMBER	361	727	101
OCTOBER	364	697	91
NOVEMBER	270		
DECEMBER	332		
TOTAL	5210	4810	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE



FIGURE 3  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

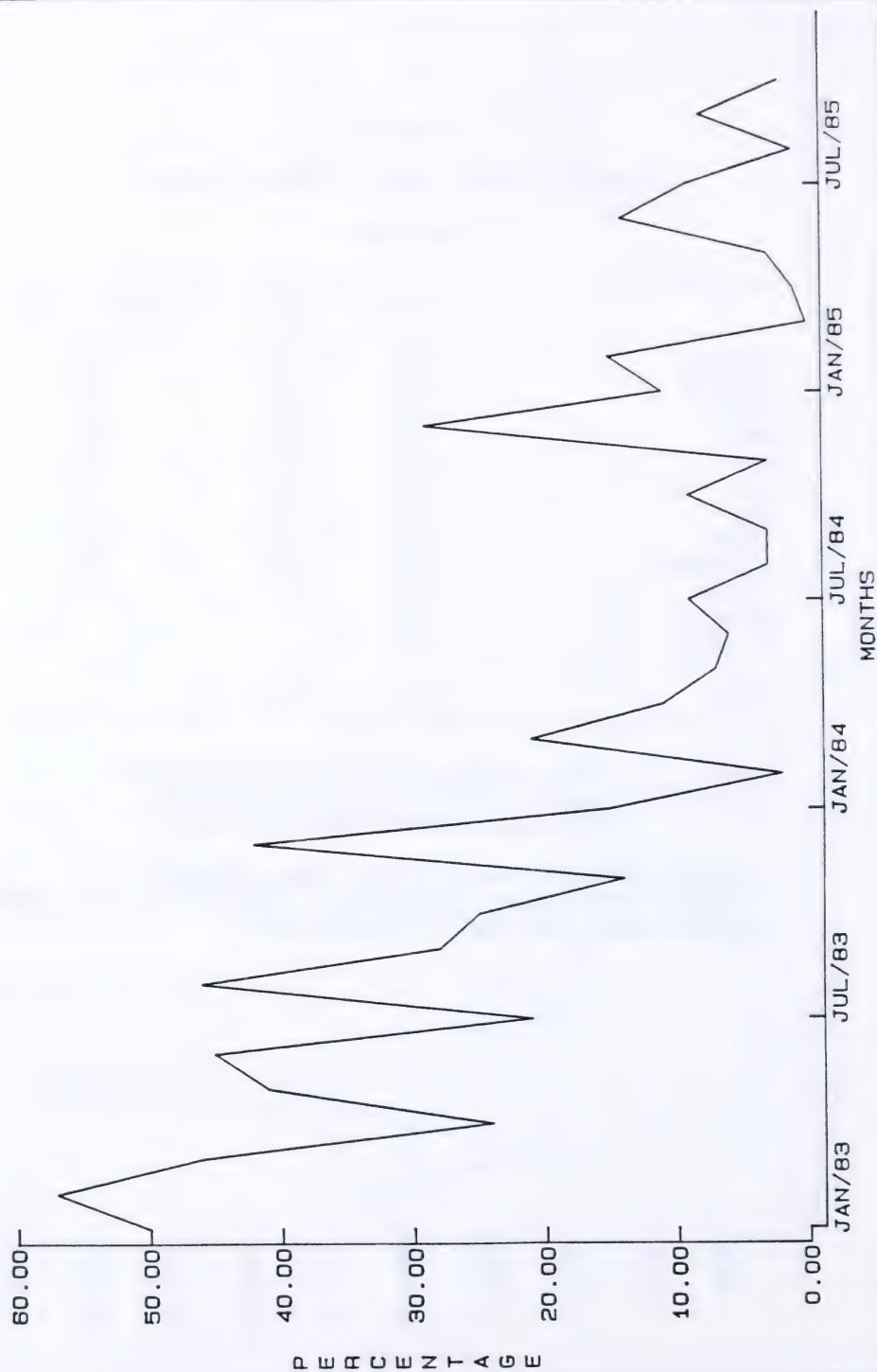




TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

1984-1985				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
1985				
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	697	681	16	2
NOVEMBER				
DECEMBER				
TOTAL	4810	4500	310	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY

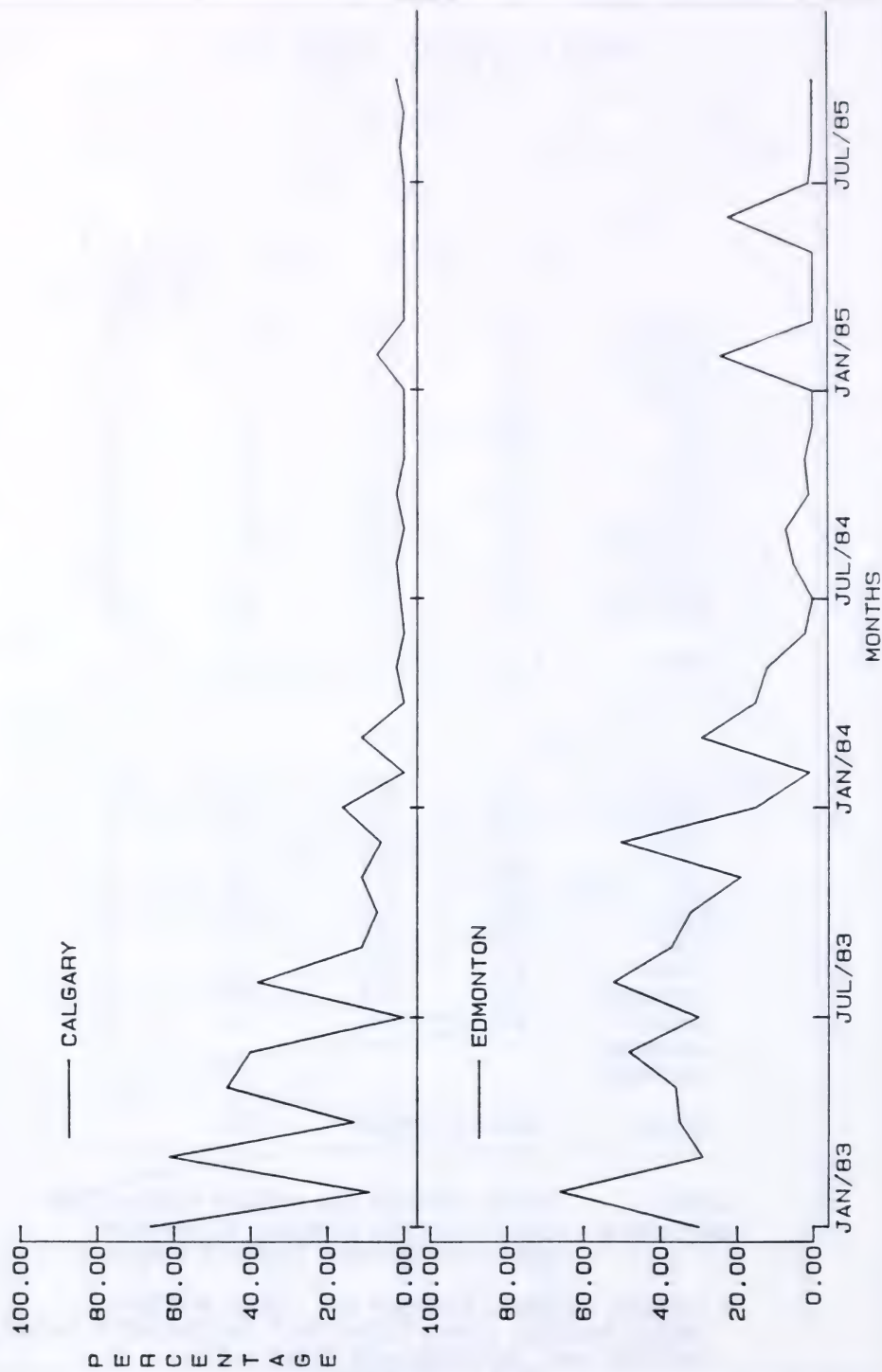


TABLE 5  
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1984						EDMONTON (METRO)					
CALGARY											
TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		
JANUARY	142	119	23	16	JANUARY	220	188	32	15		
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1		
MARCH	127	113	14	11	MARCH	173	122	51	29		
APRIL	105	105	0	0	APRIL	258	219	39	15		
MAY	306	301	5	2	MAY	279	245	34	12		
JUNE	202	202	0	0	JUNE	268	264	4	1		
JULY	209	207	2	1	JULY	257	257	0	0		
AUGUST	192	188	4	2	AUGUST	221	209	12	5		
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	9	7		
OCTOBER	119	115	4	3	OCTOBER	146	144	2	1		
NOVEMBER	102	102	0	0	NOVEMBER	101	99	2	2		
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0		
TOTAL	1803	1751	52	3	TOTAL	2384	2197	187	8		
1985						EDMONTON (METRO)					
CALGARY											
JANUARY	118	118	0	0	JANUARY	90	90	0	0		
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24		
MARCH	66	66	0	0	MARCH	90	90	0	0		
APRIL	76	76	0	0	APRIL	200	200	0	0		
MAY	202	202	0	0	MAY	185	185	0	0		
JUNE	152	152	0	0	JUNE	313	245	68	22		
JULY	234	234	0	0	JULY	243	241	2	1		
AUGUST	243	241	2	1	AUGUST	296	290	6	2		
SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0		
OCTOBER	302	295	7	2	OCTOBER	251	251	0	0		
NOVEMBER					NOVEMBER						
DECEMBER					DECEMBER						
TOTAL	1749	1735	14		TOTAL	2062	1958	104			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

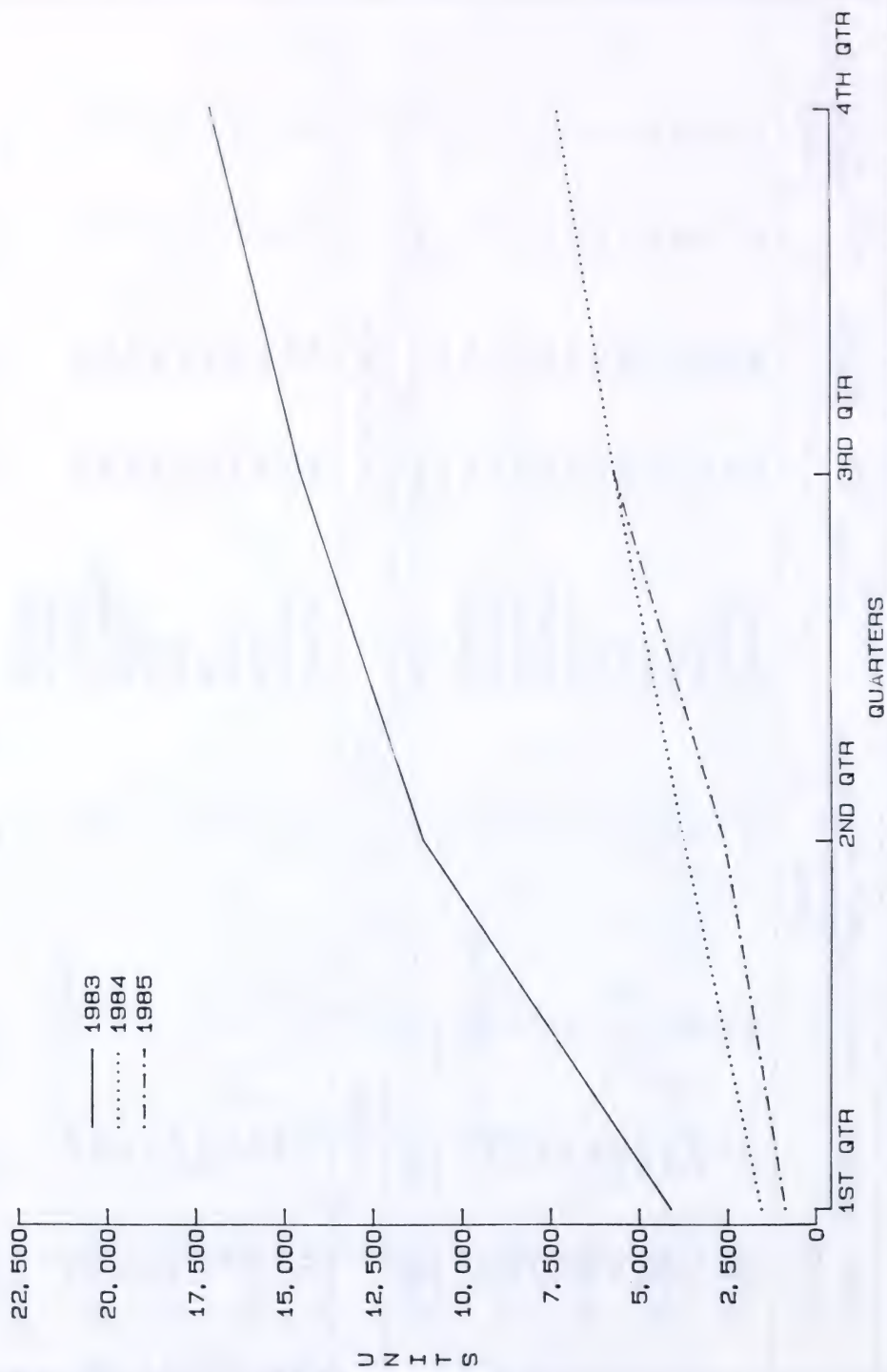


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

1984 - 1985		
	1984	1985
		PERCENT CHANGE
FIRST QUARTER	1548	873
SECOND QUARTER	2186	1723
THIRD QUARTER	1947	3091
FOURTH QUARTER	1614	
TOTAL	7295	5687

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH



TABLE 7

OCT-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMLS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	166	0	0	0	166	-3
CANROS	3	0	0	0	3	-25
EDMONTON M.A.	262	18	18	0	298	-28
FORT McMURRAY	33	0	0	0	33	313
GRANDE PRAIRIE	18	0	0	0	18	20
LEDUC	4	0	0	0	4	*
LETHBRIDGE	21	0	0	8	29	314
LLOYDMINSTER ALTA. PART)	20	0	0	30	50	285
MEDICINE HAT	5	0	0	30	35	133
RED DEER	20	0	6	0	26	-90
SPRUCE GROVE	7	0	0	0	7	40
TOTAL	559	18	24	68	669	-26

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



TABLE 8

OCT-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MONTH LAST YEAR
CALGARY	874	2	0	228	1104	15
CAMROSE	7	0	0	65	72	279
EDMONTON M.A.	738	2	0	133	873	-27
FORT MCMURRAY	35	0	0	44	79	147
GRANDE PRAIRIE	42	2	0	0	44	52
LEDUC	7	0	0	4	11	120
LETHBRIDGE	61	6	0	10	77	-22
LLOYDMINSTER (ALTA. PART)	49	0	0	7	56	40
MEDICINE HAT	57	0	0	0	57	-2
RED DEER	38	0	5	0	43	-59
SPRUCE GROVE	9	0	0	0	9	29
TOTAL	1917	12	5	491	2425	-5

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 6  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

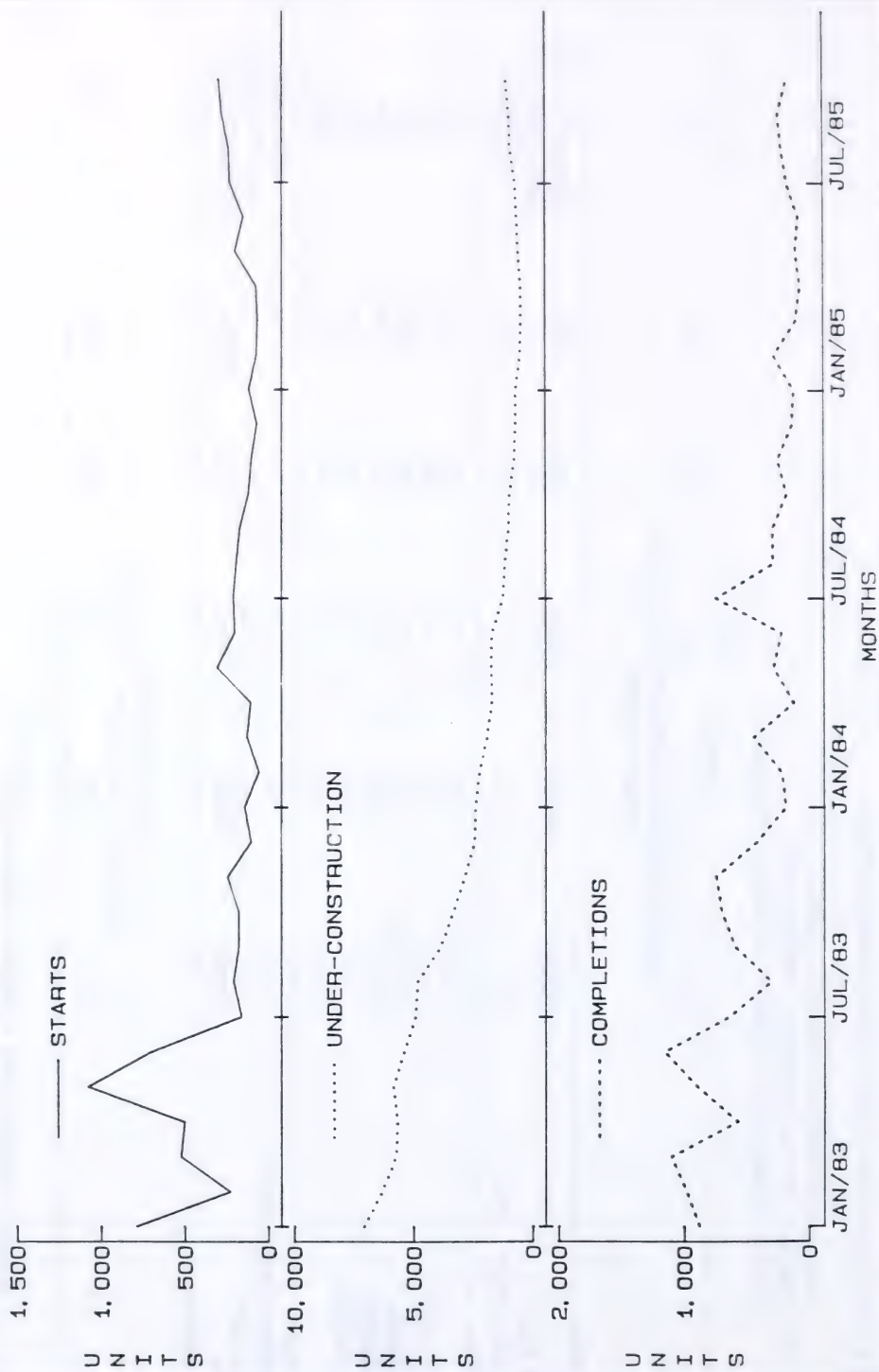


TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

----- 1984 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
----- 1985 -----			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	302	166	1104
NOVEMBER			
DECEMBER			
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

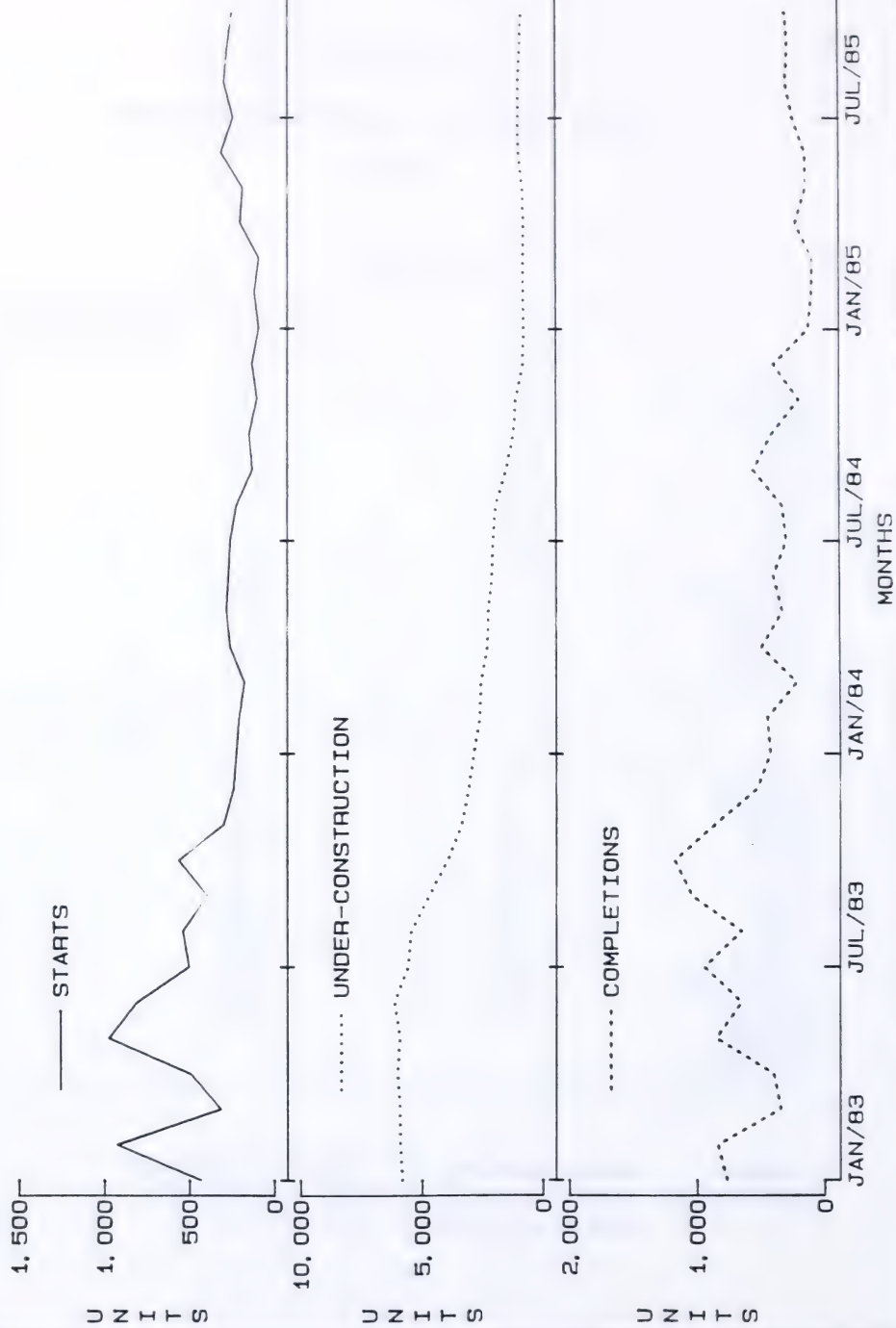


TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
1985			
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH



FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
UREAN ALBERTA

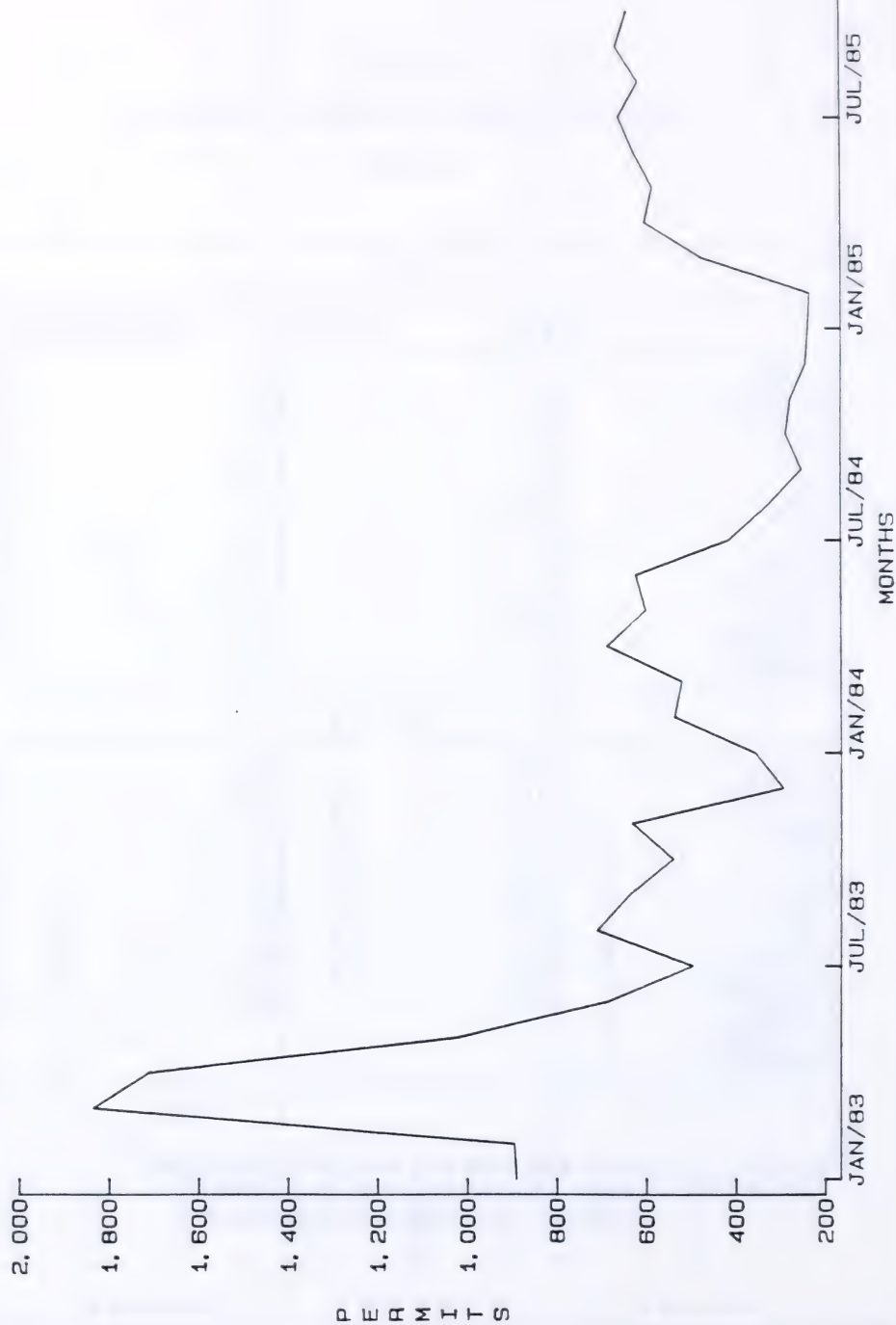




TABLE 11

OCT-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	221	2	0	0	223	142
CAMROSE	3	0	0	0	3	25
EDMONTON M.A.	280	0	0	0	280	120
FORT MCMURRAY	17	0	0	0	17	31
GRANDE PRAIRIE	32	0	0	0	32	357
LEDUC	4	0	0	0	4	*
LETHBRIDGE	6	0	0	0	6	0
LLOYDMINSTER(ALTA. PART)	30	0	0	12	42	91
MEDICINE HAT	15	2	0	0	17	240
RED DEER	16	0	0	0	16	60
SPRUCE GROVE	3	0	0	0	3	50
TOTAL	627	4	0	12	643	123

SOURCE: ALBERTA BUREAU OF STATISTICS  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

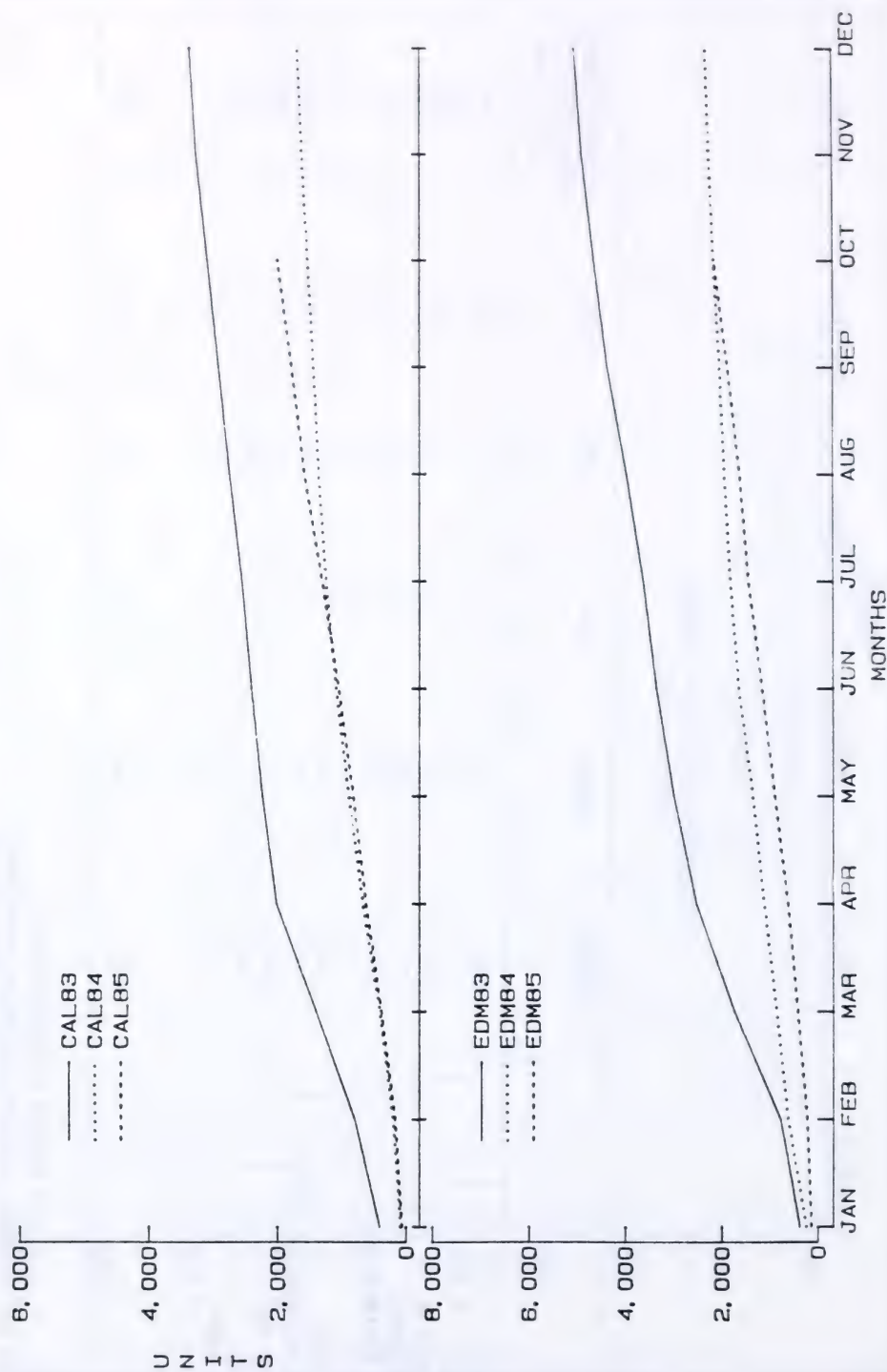


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA.PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
JANUARY	85	65	0	2	239	139	1	3	1	5	1	2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196	168	0	2	622	228	4	17	3	8	2	3	25	7	8	26	10	2	20	11	5	2
MARCH	402	383	2	4	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31	9	5
APRIL	670	618	17	9	1118	623	15	67	17	34	3	9	112	37	32	82	33	10	62	59	24	6
MAY	888	820	21	11	1350	896	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	8
JUNE	1087	1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15
JULY	1245	1304	26	18	1815	1440	111	157	50	81	8	19	175	87	115	154	43	42	114	109	42	19
AUGUST	1360	1583	30	20	1934	1621	129	218	56	103	11	21	186	95	145	178	50	51	123	135	47	23
SEPTEMBER	1442	1784	31	23	2034	1870	137	244	62	117	11	30	194	110	147	286	84	70	132	156	50	26
OCTOBER	1534	2007	35	26	2161	2150	150	261	69	149	11	34	200	116	169	328	89	87	142	172	52	29
NOVEMBER	1629		39		2246		162		74		12		202		235		94		145		52	
DECEMBER	1701		107		2309		163		77		13		210		250		96		152		56	
PERCENT CHANGE	31		26		1		74		116		209		42		94		2		21		44	
TOTAL																						
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE									
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134										
1985	239	474	951	1554	2140	2768	3430	4048	4716	5359			16									

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

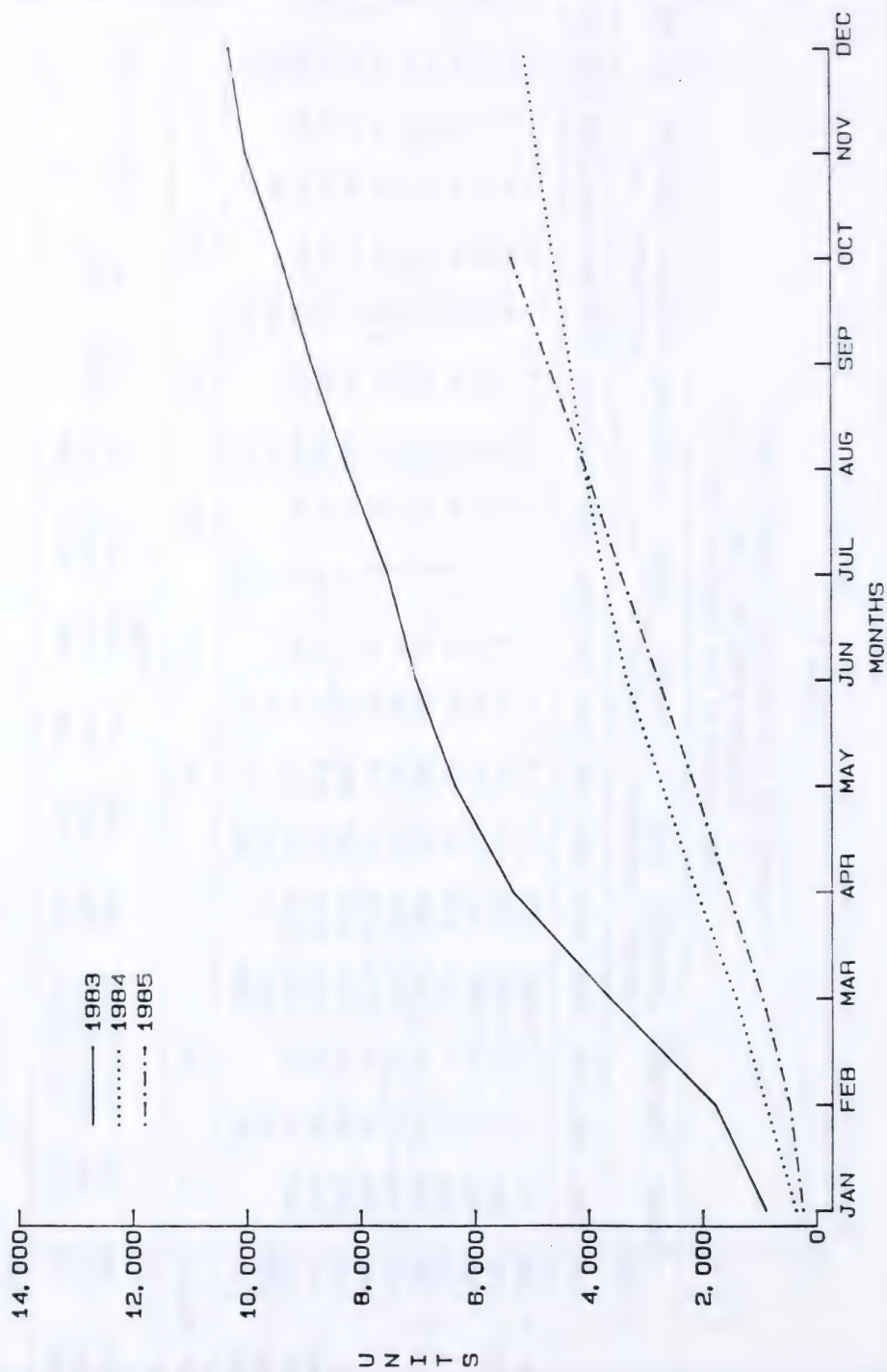




TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687	603	-12
MAY	602	586	-3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327	618	89
SEPTEMBER	253	668	164
OCTOBER	288	643	123
NOVEMBER	278		
DECEMBER	244		
TOTAL	5134	5359	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE





TABLE 14  
RESIDENTIAL BUILDING PERMITS  
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL	
	YEAR TO DATE		PERCENT   CHANGE	YEAR TO DATE		PERCENT   CHANGE	YEAR TO DATE	
	OCTOBER-85	1985 OVER 1984		OCTOBER-85	1985 OVER 1984		OCTOBER-85	1985 OVER 1984
BONNYVILLE	2	63 85		0	47 2		2	110 34
COLD LAKE	8	81 29		0	158 *		8	239 279
GRAND CENTRE	0	17 89		12	62 675		12	79 365
ELK POINT	7	50 525		0	114 178		7	164 235
ST. PAUL	2	23 92		0	0 *		2	23 92

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

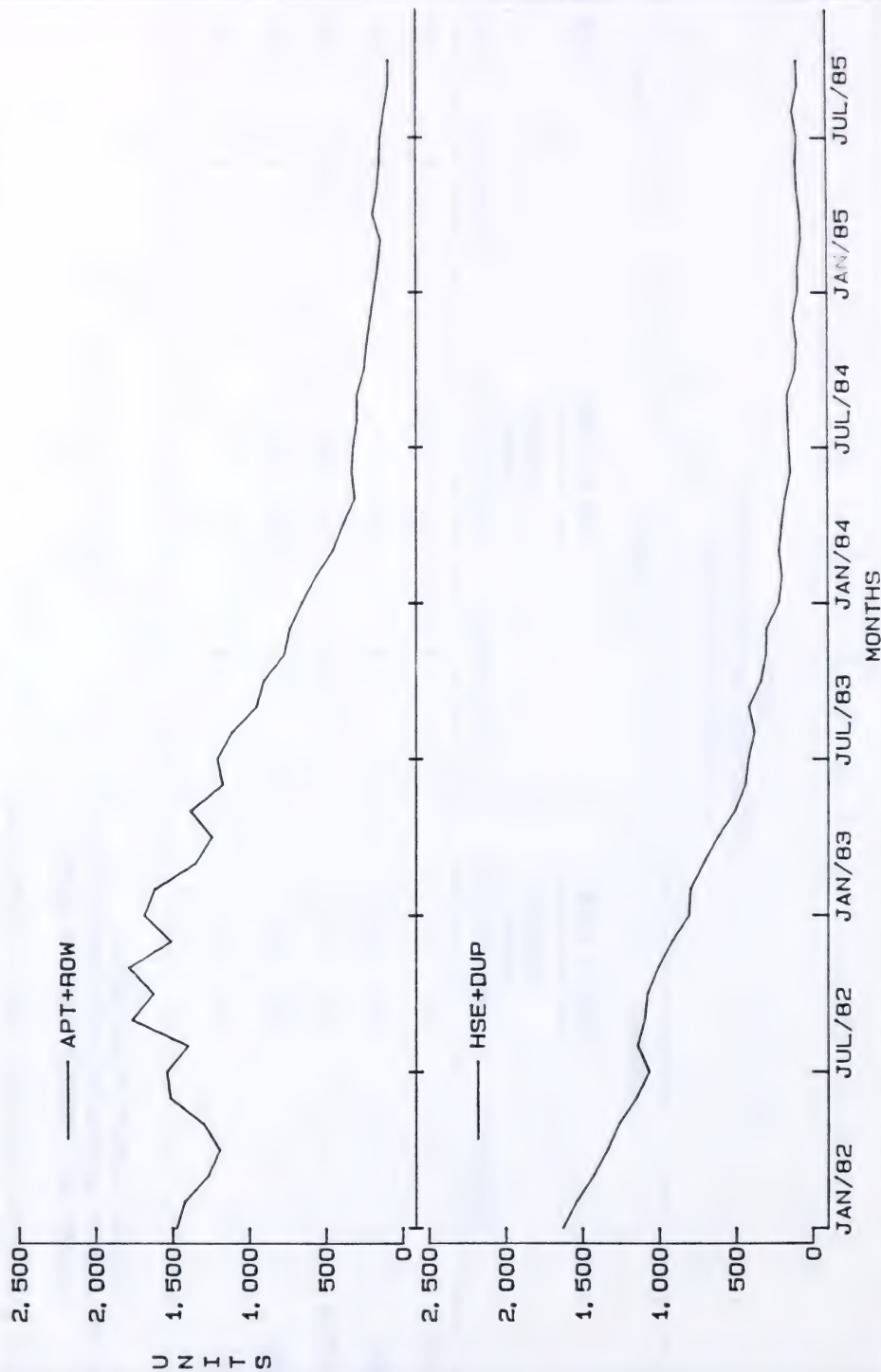


TABLE 15

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
-----					
1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	91	94	185	278	65
OCTOBER	97	93	190	298	61
NOVEMBER					
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

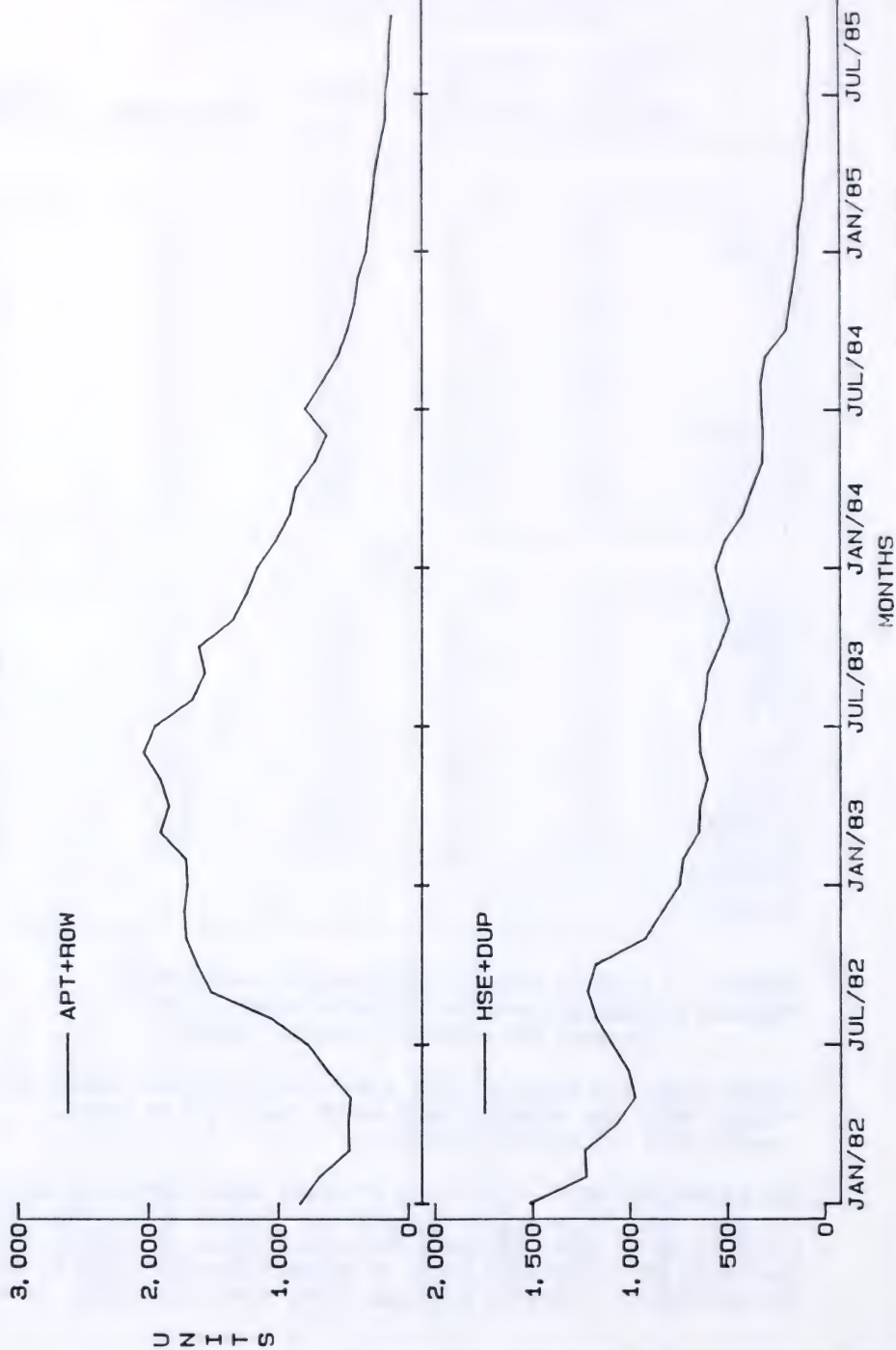




TABLE 16

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	166	46
NOVEMBER					
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

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COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

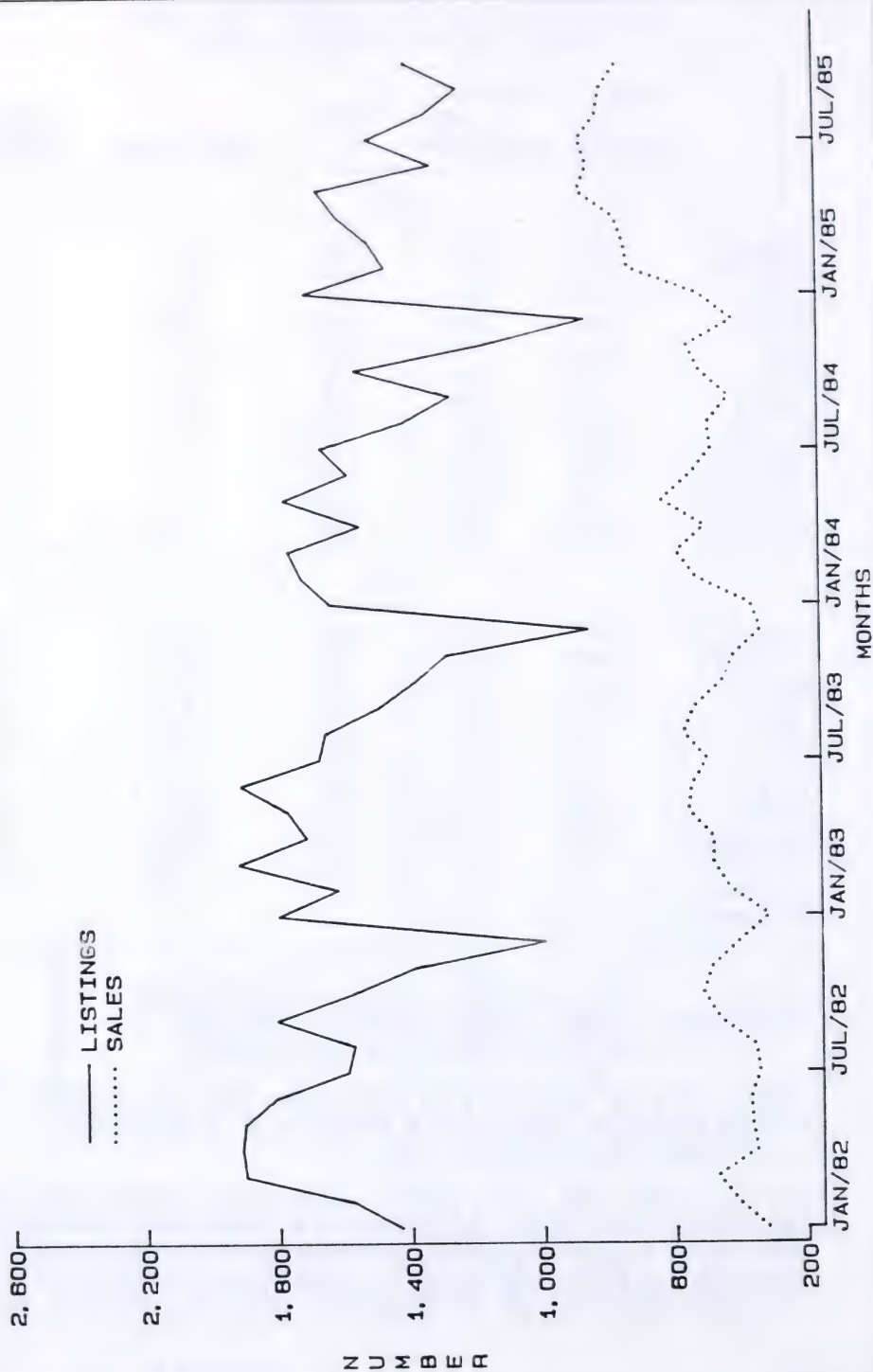




TABLE 17

## RESIDENTIAL LISTINGS, SALES AND PRICE

## EDMONTON

-----				
1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
-----				
1985				
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER				
DECEMBER				
-----				

SOURCE: EDMONTON REAL ESTATE BOARD  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14  
LISTINGS AND SALES  
CALGARY

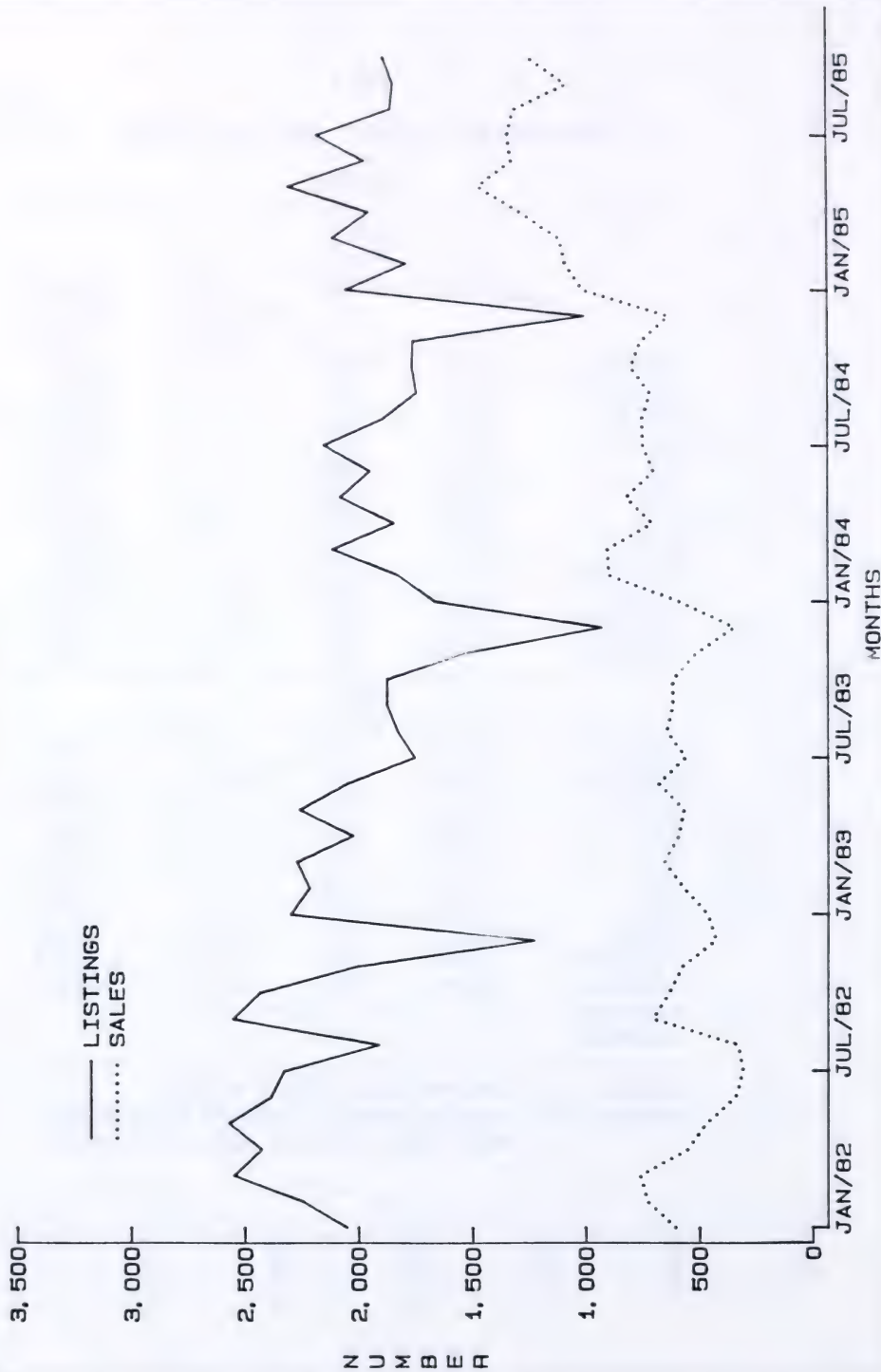


TABLE 18

## RESIDENTIAL LISTINGS, SALES AND PRICE

## CALGARY

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
1985				
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

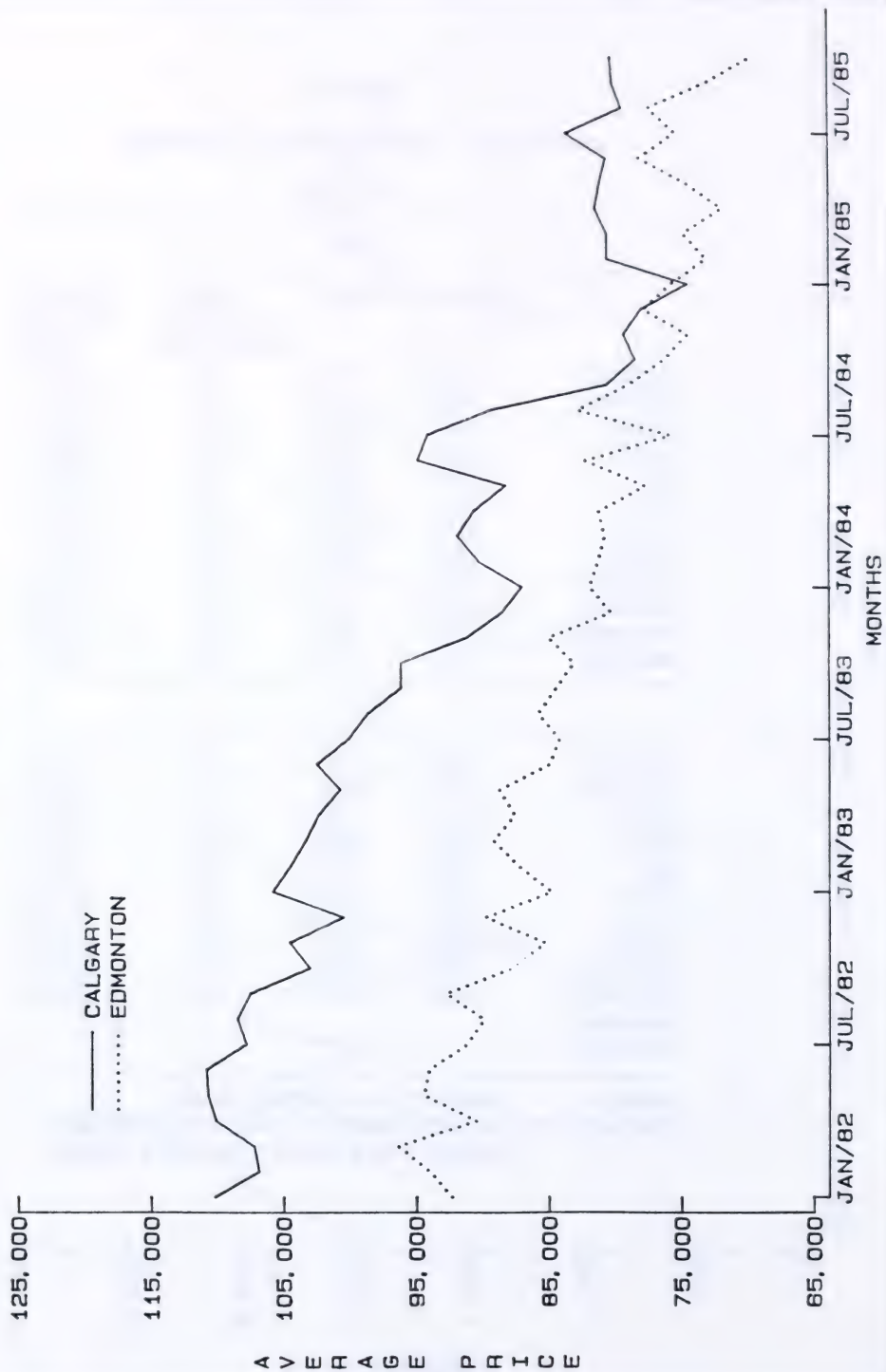


FIGURE 16  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)

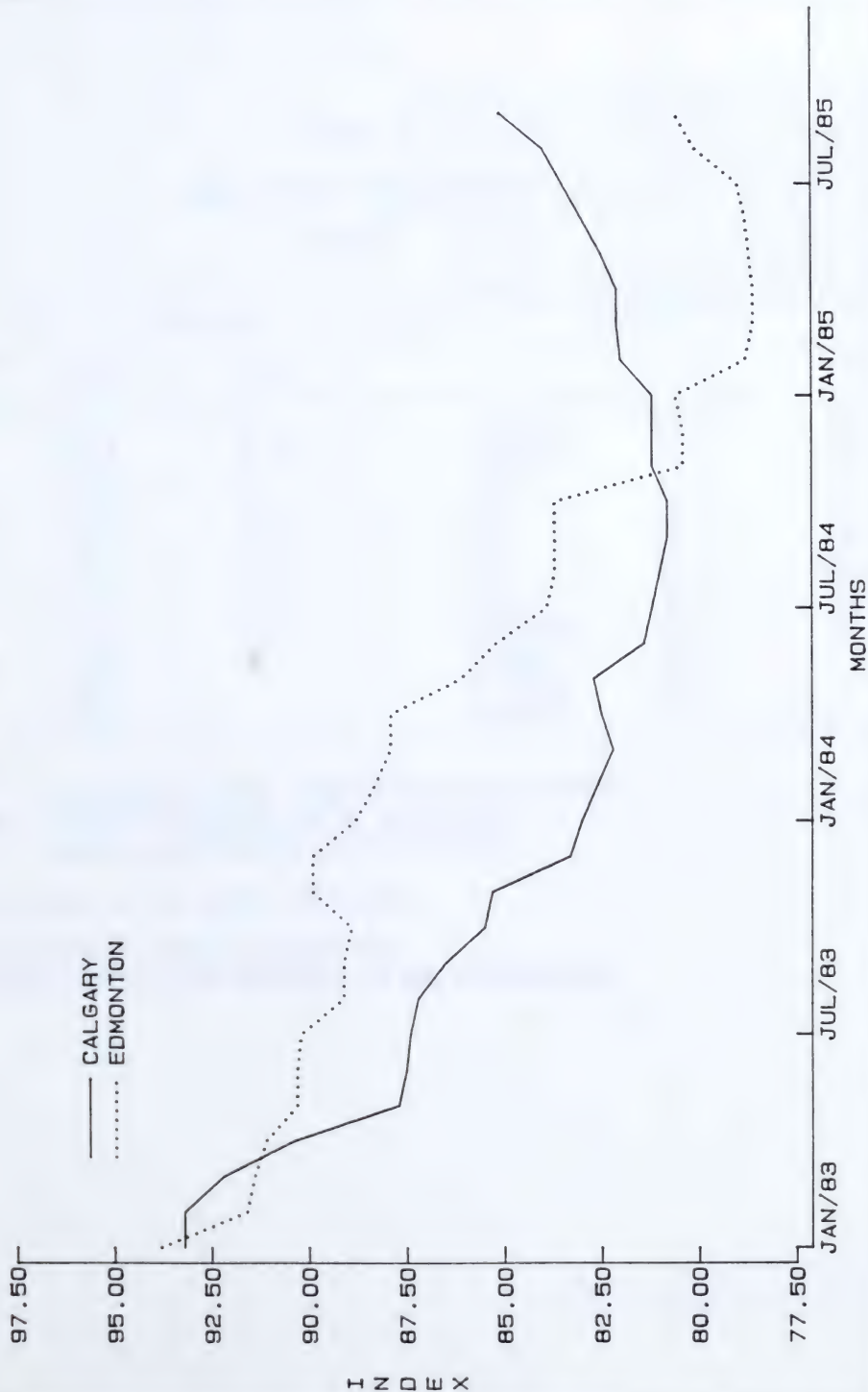






TABLE 19  
NEW HOUSING PRICE INDICES\*  
1981=100

CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7	82.5	MAY	86.1	78.7
JUNE	81.4	83.0	JUNE	85.2	78.8
JULY	81.2	83.5	JULY	83.9	79.0
AUGUST	81.0	84.0	AUGUST	83.7	80.1
SEPTEMBER	80.8	85.1	SEPTEMBER	83.7	80.6
OCTOBER	80.8		OCTOBER	83.7	
NOVEMBER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



711.154//

CANADIANA

Q2  
JAN - 6 1986

# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

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NOVEMBER 1985

ALBERTA HOUSING  
PLANNING SECRETARIAT



RESIDENTIAL CONSTRUCTION  
IN ALBERTA

NOVEMBER 1985

ALBERTA HOUSING  
PLANNING SECRETARIAT

ISSN 0823-3047  
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## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	1
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
Table 14: Building Permits for Selected Rural Areas	26
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The document also outlines the responsibilities of individuals involved in the process, including the need for transparency and accountability.

In the second part, the document provides a detailed overview of the various methods used to collect and analyze data. It describes the different types of data sources, such as surveys, interviews, and focus groups, and explains how this information is used to identify trends and patterns. The document also discusses the challenges associated with data collection and analysis, such as ensuring the reliability and validity of the data.

The third part of the document focuses on the development and implementation of policies and procedures. It outlines the steps involved in creating a comprehensive policy framework, from identifying the need for a policy to the final approval and implementation. The document also discusses the importance of ongoing monitoring and evaluation to ensure that the policies remain effective and relevant over time.

Finally, the document concludes with a summary of the key findings and recommendations. It emphasizes the need for continued collaboration and communication between all stakeholders involved in the process, as well as the importance of staying up-to-date with the latest research and best practices in the field.

**D. Newly Completed and Unoccupied Dwellings**

Table 15:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	28
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Table 16:	Newly Completed and Unoccupied Dwellings by Month - Calgary	30
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\* \* \* \*

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	27
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Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	29
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**E. Multiple Listings Service (M.L.S.)**

Table 17:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	32
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Table 18:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	34
-----------	---	----

\* \* \* \*

Figure 13:	Listings and Sales - Edmonton	31
------------	-------------------------------	----

Figure 14:	Listings and Sales - Calgary	33
------------	------------------------------	----

Figure 15:	Average Sales Prices - Calgary and Edmonton	35
------------	---	----

**F. New Housing Price Indexes**

Table 19:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	37
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\* \* \* \*

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	36
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## Highlights

### Urban Alberta

- ° Housing starts in November continued to increase from the previous year to 751 units, a jump of 178% from 270 units in November 1984.
- ° Total starts to date increased by 14% to 5,563 units compared to 4,878 in 1984. Multiples are still 15% lower than last year, however, singles are 17% higher.
- ° Units under construction in November increased again from last month to 2,488 of which 16% or 397 were apartment units.
- ° The number of building permits issued in November increased by 106% over the same period last year to 573 units. This represents the sixth straight month that a year-to-year increase has been recorded.

### Calgary

- ° Calgary's starts increased substantially again to 336 units last month, up 229% compared to the same month last year. This marks the fifth straight time a year-to-year increase has been recorded.
- ° Total starts to date increased 20% to 2,087 units from 1,733 for 1984. Only 20 multiples were started this year. Single family starts increased 23% over last year.
- ° Housing under construction also increased to 1,172 units (228 apartments, 8 semis and 936 singles) from 1,105 the month before, a reflection of the increased starts during the last 5 months. However, inventory of newly completed and unoccupied housing dropped to only 150 units as the rate of absorption reached an all-time high of 68% last month.

1990

The first of the two main sections of the report is devoted to a description of the current state of the world's oceans. This section is divided into two parts: the first part describes the physical state of the oceans, and the second part describes the biological state of the oceans. The second main section of the report is devoted to a description of the current state of the world's fisheries. This section is divided into two parts: the first part describes the physical state of the fisheries, and the second part describes the biological state of the fisheries. The third main section of the report is devoted to a description of the current state of the world's marine resources. This section is divided into two parts: the first part describes the physical state of the marine resources, and the second part describes the biological state of the marine resources. The fourth main section of the report is devoted to a description of the current state of the world's marine environment. This section is divided into two parts: the first part describes the physical state of the marine environment, and the second part describes the biological state of the marine environment.

The fifth main section of the report is devoted to a description of the current state of the world's marine resources. This section is divided into two parts: the first part describes the physical state of the marine resources, and the second part describes the biological state of the marine resources. The sixth main section of the report is devoted to a description of the current state of the world's marine environment. This section is divided into two parts: the first part describes the physical state of the marine environment, and the second part describes the biological state of the marine environment. The seventh main section of the report is devoted to a description of the current state of the world's marine resources. This section is divided into two parts: the first part describes the physical state of the marine resources, and the second part describes the biological state of the marine resources. The eighth main section of the report is devoted to a description of the current state of the world's marine environment. This section is divided into two parts: the first part describes the physical state of the marine environment, and the second part describes the biological state of the marine environment. The ninth main section of the report is devoted to a description of the current state of the world's marine resources. This section is divided into two parts: the first part describes the physical state of the marine resources, and the second part describes the biological state of the marine resources. The tenth main section of the report is devoted to a description of the current state of the world's marine environment. This section is divided into two parts: the first part describes the physical state of the marine environment, and the second part describes the biological state of the marine environment.



- ° Building permits increased from the month before to 236 units, a jump of 148% from the same month last year. Total building permits to date are 38% ahead of last year.
- ° The resale housing market continued to be very active with 1,096 residential units sold during the month. Sales last month were 45% higher than in November 1984.
- ° The average resale house price decreased slightly to \$79,815 from \$80,370 last month. The new house price index continued to increase to 86.1 in October.

### Edmonton

- ° Edmonton's housing starts increased 8% over the previous month to 270 units in November, a jump of 167% compared to November 1984.
- ° For the first time in many months, total starts to date increased by 23% to 2,332 units compared to 2,255 in 1984.
- ° Despite the recent increase in starts, housing under construction dropped 10% from the month before to 790 units. Inventory of newly completed and unoccupied units also decreased (by 3% to 187 units), a reflection of the continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose 15% over the same month last year to 633 units. Total sales to date are 49% ahead of last year.
- ° The average selling price increased 5% to \$73,175 from \$69,804 last month. The new house price index continued to show an upward trend to 81.1 in October.



TABLE 1

NOV-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	334	2	0	0	336	229
CAMROSE	9	0	0	0	9	200
EDMONTON M.A.	270	0	0	0	270	167
FORT MCMURRAY	18	0	0	0	18	5
GRANDE PRAIRIE	19	0	0	0	19	171
LEDUC	5	0	0	0	5	400
LETHBRIDGE	10	0	0	0	10	25
LLOYDMINSTER(ALTA. PART)	23	0	0	12	35	218
MEDICINE HAT	16	2	0	0	18	200
RED DEER	19	0	9	0	28	211
SPRUCE GROVE	3	0	0	0	3	0
TOTAL	726	4	9	12	751	178

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 1  
CUMULATIVE HOUSING STARTS  
CALGARY AND EDMONTON

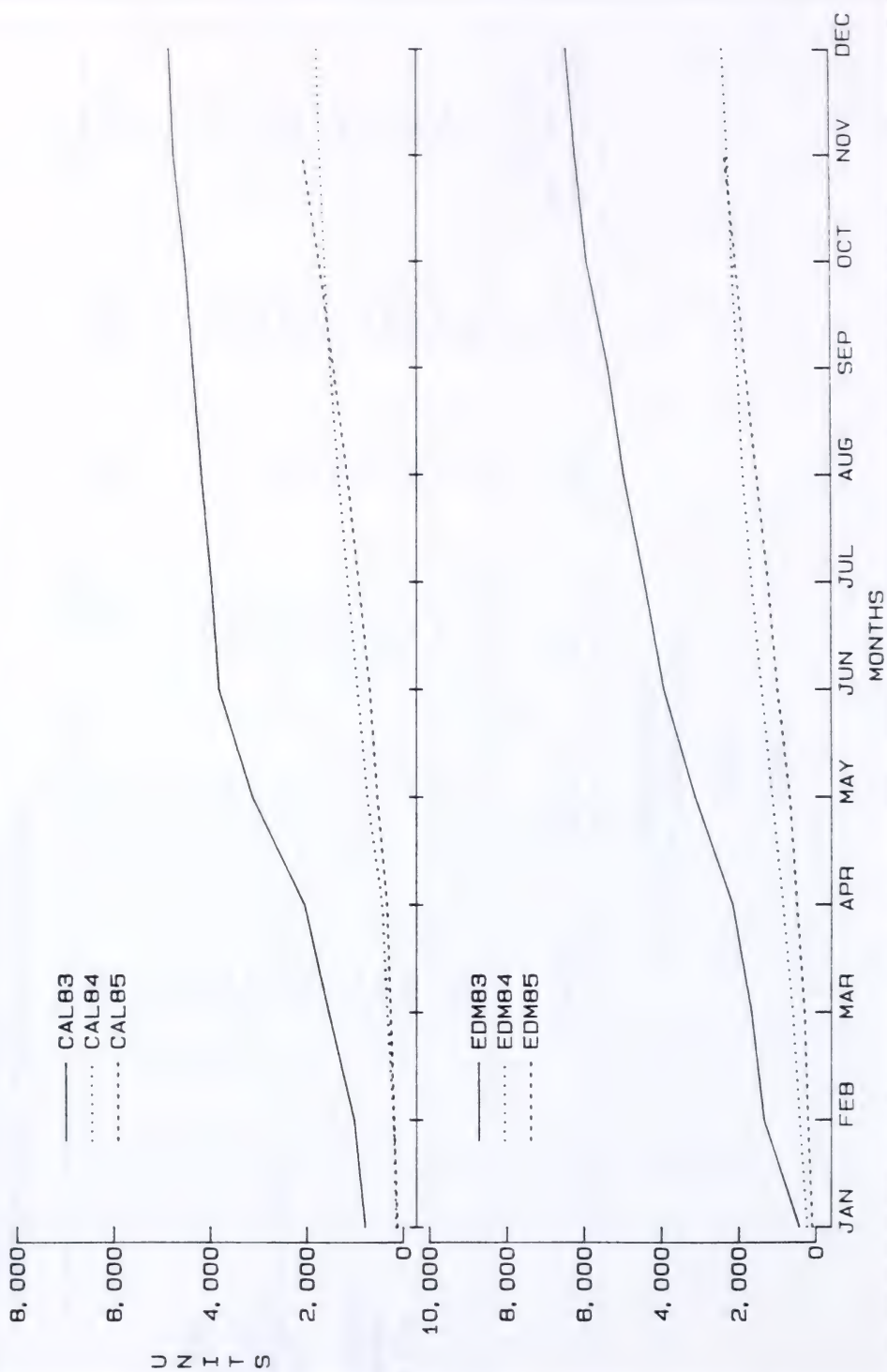


TABLE 2

NOV-85

JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SINGLES		SEMI'S		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985		
CALGARY	1681	2067	8	8	44	5	0	7	1733	2087	20	
CAMROSE	20	30	0	0	0	0	12	0	32	30	-6	
EDMONTON M.A.	2068	2228	30	24	146	21	11	59	2255	2332	3	
FORT McMURRAY	108	218	0	0	0	0	52	44	160	262	64	
GRANDE PRAIRIE	83	151	6	2	0	0	0	0	89	153	72	
LEDUC	18	31	0	0	0	4	0	0	18	35	94	
LETHBRIDGE	151	100	20	8	0	0	5	18	176	126	-28	
LOYDMINSTER (ALTA. PART)	90	126	0	0	8	0	0	99	98	225	130	
MEDICINE HAT	70	89	2	2	0	0	30	0	102	91	-11	
RED DEER	132	153	2	2	21	36	4	0	159	191	20	
SPRUCE GROVE	56	31	0	0	0	0	0	0	56	31	-45	
TOTAL	4477	5224	68	46	219	66	114	227	4878	5563	14	
PERCENT CHANGE BY TYPE		17		-32		-70		99		14		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 2  
TOTAL NUMBER OF STARTS EACH MONTH  
URBAN ALBERTA

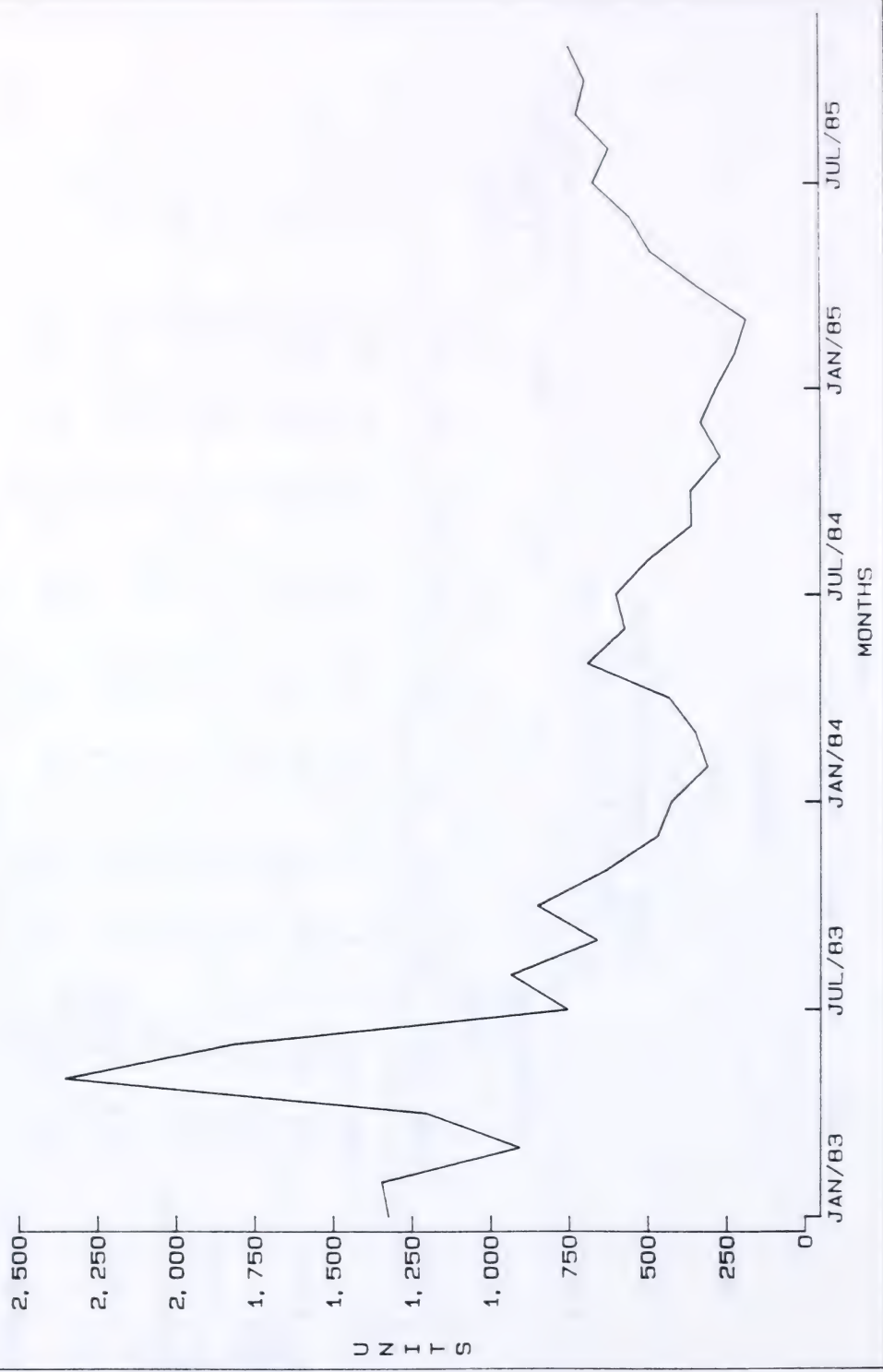




TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	674	12
AUGUST	499	623	25
SEPTEMBER	361	727	101
OCTOBER	364	699	92
NOVEMBER	270	751	178
DECEMBER	332		
TOTAL	5210	5563	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

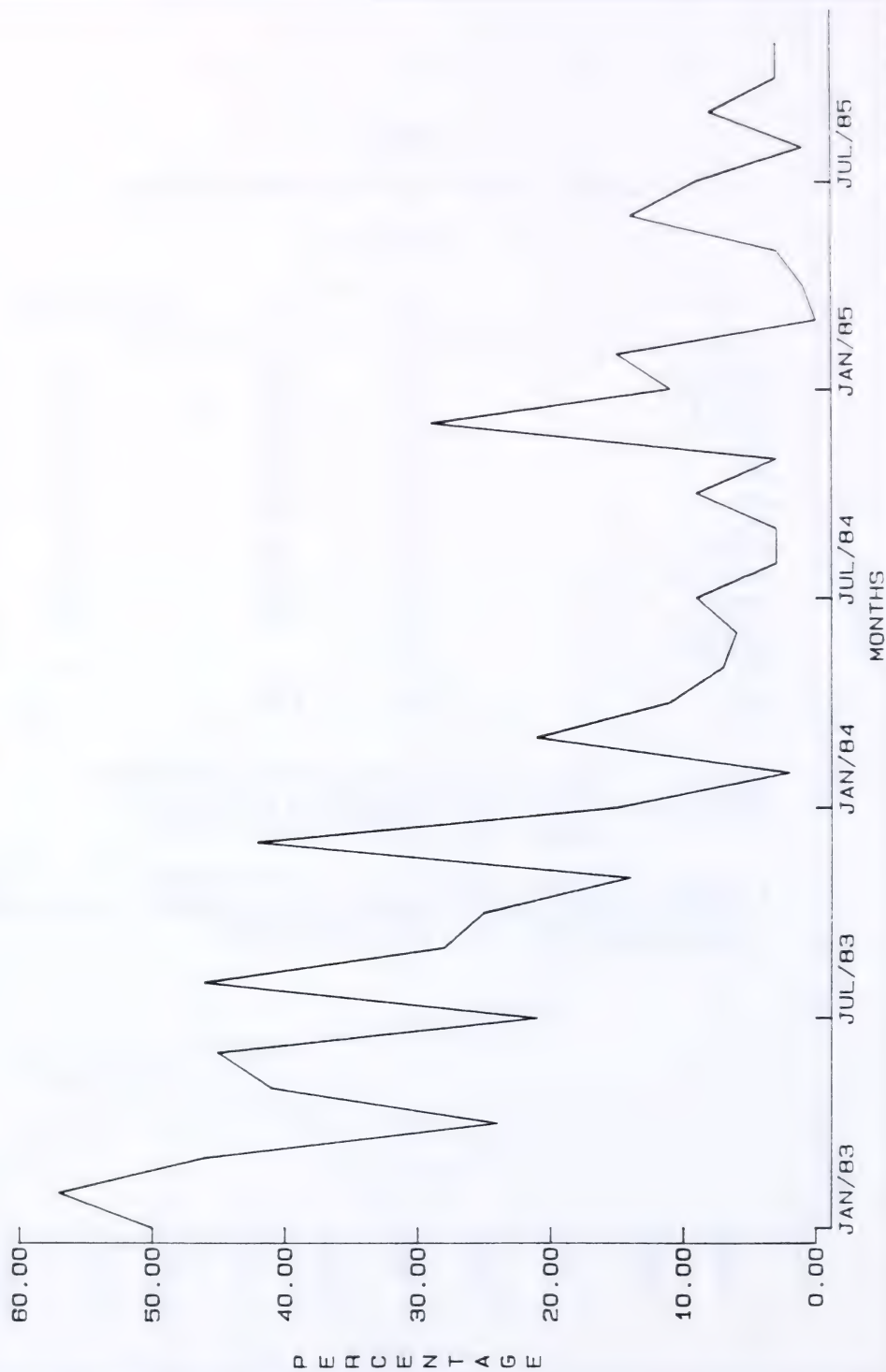


TABLE 4  
SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA

1984-1985				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
TOTAL	5210	4714	496	10
1985				
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER				
TOTAL	5563	5224	339	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY

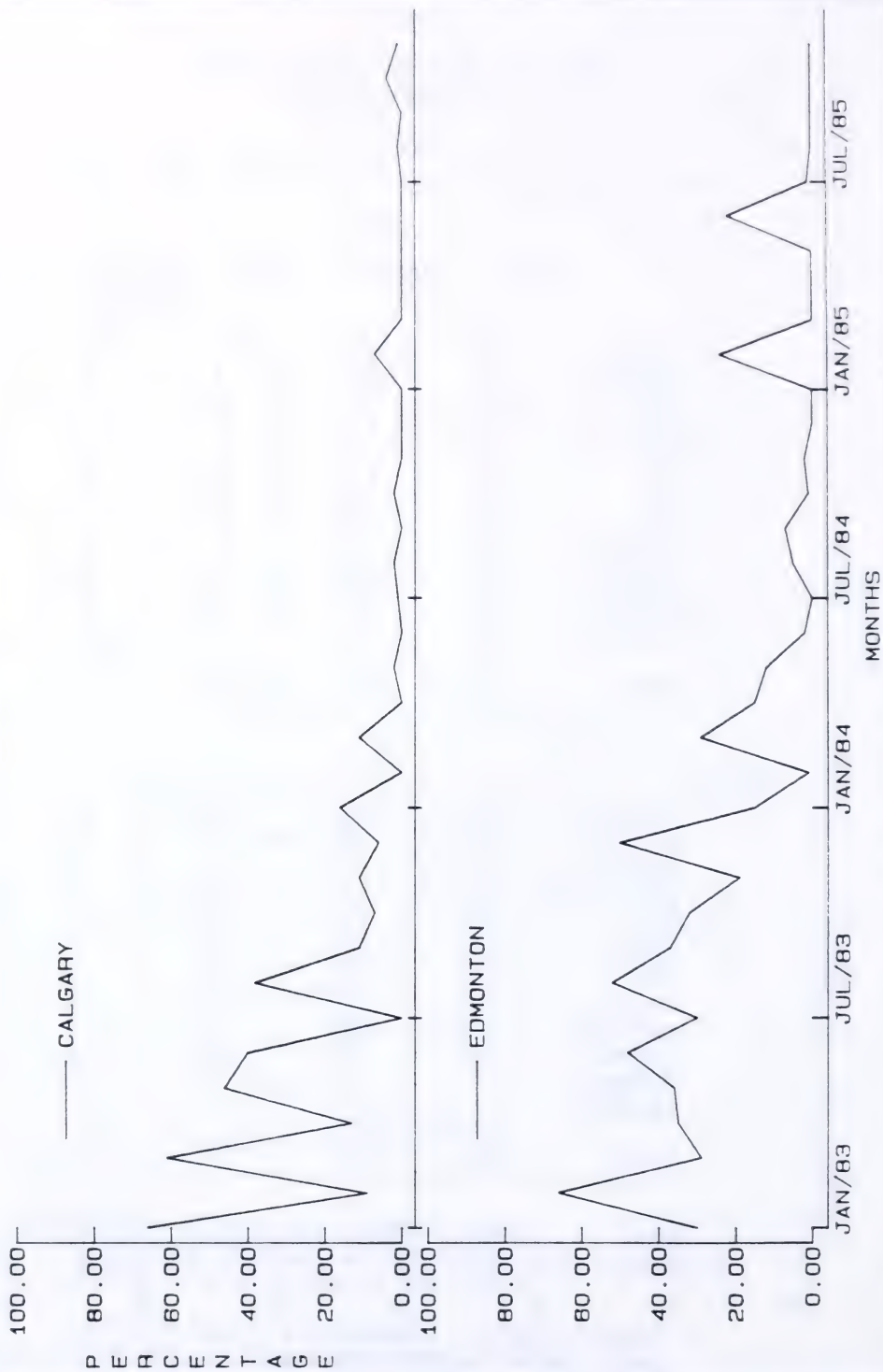


TABLE 5.  
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

1984						EDMONTON (METRO)						
CALGARY			MULTI AS A PERCENT OF TOTAL			TOTAL			MULTI AS A PERCENT OF TOTAL			
TOTAL	SINGLES	MULTI				TOTAL	SINGLES	MULTI				
JANUARY	142	119	23	16	JANUARY	220	188	32	15			
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1			
MARCH	127	113	14	11	MARCH	173	122	51	29			
APRIL	105	105	0	0	APRIL	258	219	39	15			
MAY	306	301	5	2	MAY	279	245	34	12			
JUNE	202	202	0	0	JUNE	268	264	4	1			
JULY	209	207	2	1	JULY	257	257	0	0			
AUGUST	192	188	4	2	AUGUST	221	209	12	5			
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	9	7			
OCTOBER	119	115	4	3	OCTOBER	146	144	2	1			
NOVEMBER	102	102	0	0	NOVEMBER	101	99	2	2			
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0			
TOTAL	1803	1751	52	3	TOTAL	2384	2197	187	8			
1985						EDMONTON (METRO)						
CALGARY												
JANUARY	118	118	0	0	JANUARY	90	90	0	0			
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24			
MARCH	66	66	0	0	MARCH	90	90	0	0			
APRIL	76	76	0	0	APRIL	200	200	0	0			
MAY	202	202	0	0	MAY	185	185	0	0			
JUNE	152	152	0	0	JUNE	313	245	68	22			
JULY	234	234	0	0	JULY	243	241	2	1			
AUGUST	243	241	2	1	AUGUST	296	290	6	2			
SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0			
OCTOBER	304	293	11	4	OCTOBER	251	251	0	0			
NOVEMBER	336	334	2	1	NOVEMBER	270	270	0	0			
DECEMBER					DECEMBER							
TOTAL	2087	2067	20		TOTAL	2332	2228	104				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH



FIGURE 5  
CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

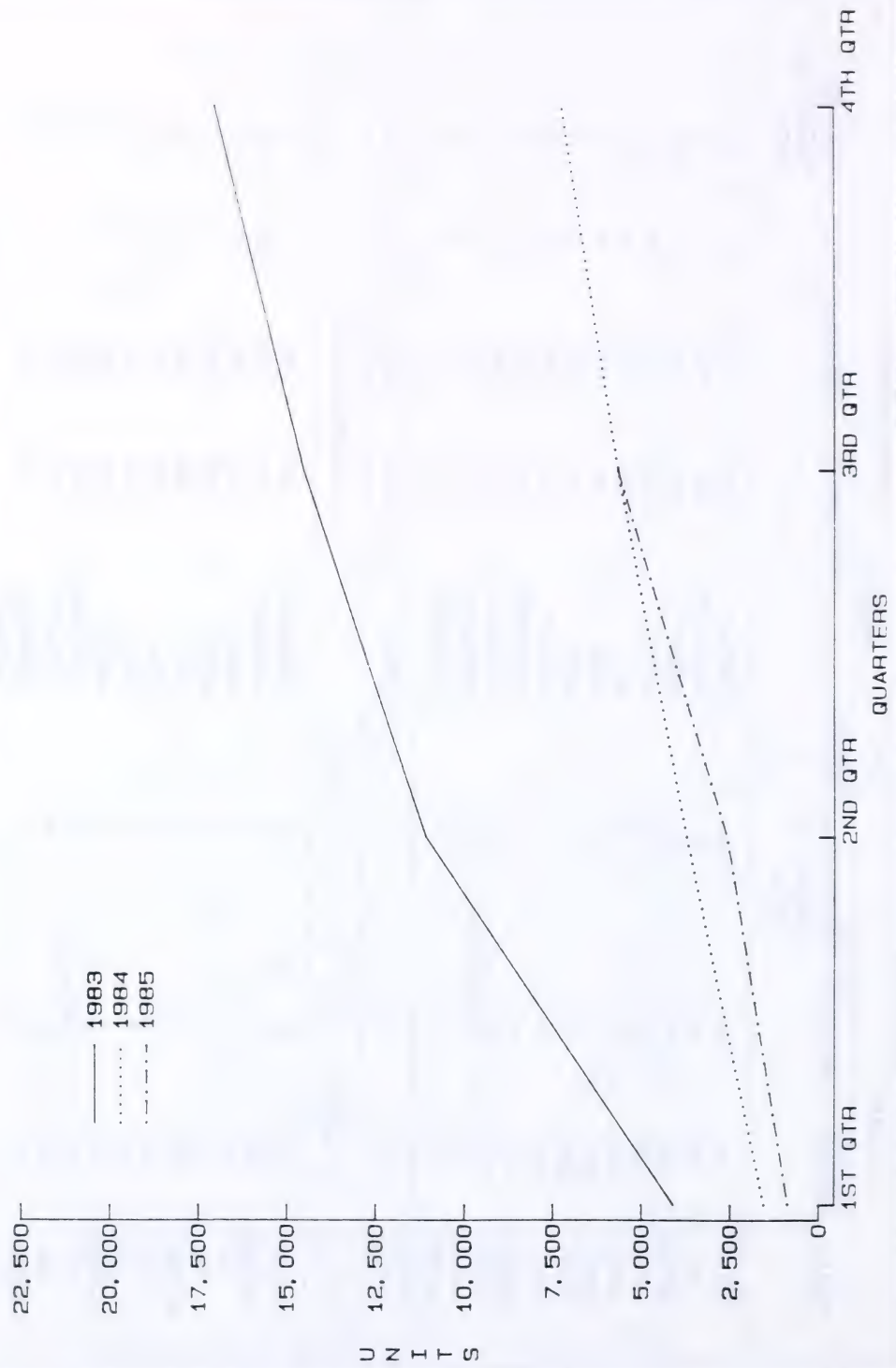




TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA  
ALL AREAS

1984 - 1985

	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	-44
SECOND QUARTER	2186	1723	-21
THIRD QUARTER	1947	3091	59
FOURTH QUARTER	1614		
TOTAL	7295	5687	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

NOV-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	269	0	0	0	269	9
CAMROSE	6	0	0	0	6	60
EDMONTON M.A.	248	0	0	0	248	27
FORT MCMURRAY	7	0	0	0	7	53
GRANDE PRAIRIE	7	0	0	0	7	30
LEUC	3	0	0	0	3	50
LETHBRIDGE	9	4	0	0	13	32
LLOYDMINSTER(ALTA. PART)	4	0	0	0	4	60
MEDICINE HAT	9	0	0	0	9	24
RED DEER	15	0	0	0	15	275
SPRUCE GROVE	3	0	0	0	3	25
TOTAL	580	4	0	0	584	11

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

NOV-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	936	8	0	228	1172	55
CAMROSE	10	0	0	65	75	1150
EDMONTON M.A.	757	2	0	31	790	28
FORT MCMURRAY	46	0	0	44	90	150
GRANDE PRAIRIE	54	2	0	0	56	124
LEUC	9	0	4	0	13	225
LETHBRIDGE	62	2	0	10	74	15
LLOYDMINSTER, ALTA. (PART)	68	0	0	19	87	112
MEDICINE HAT	64	2	0	0	66	16
RED DEER	42	0	14	0	56	49
SPRUCE GROVE	9	0	0	0	9	50
TOTAL	2057	16	18	397	2488	12

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 6  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

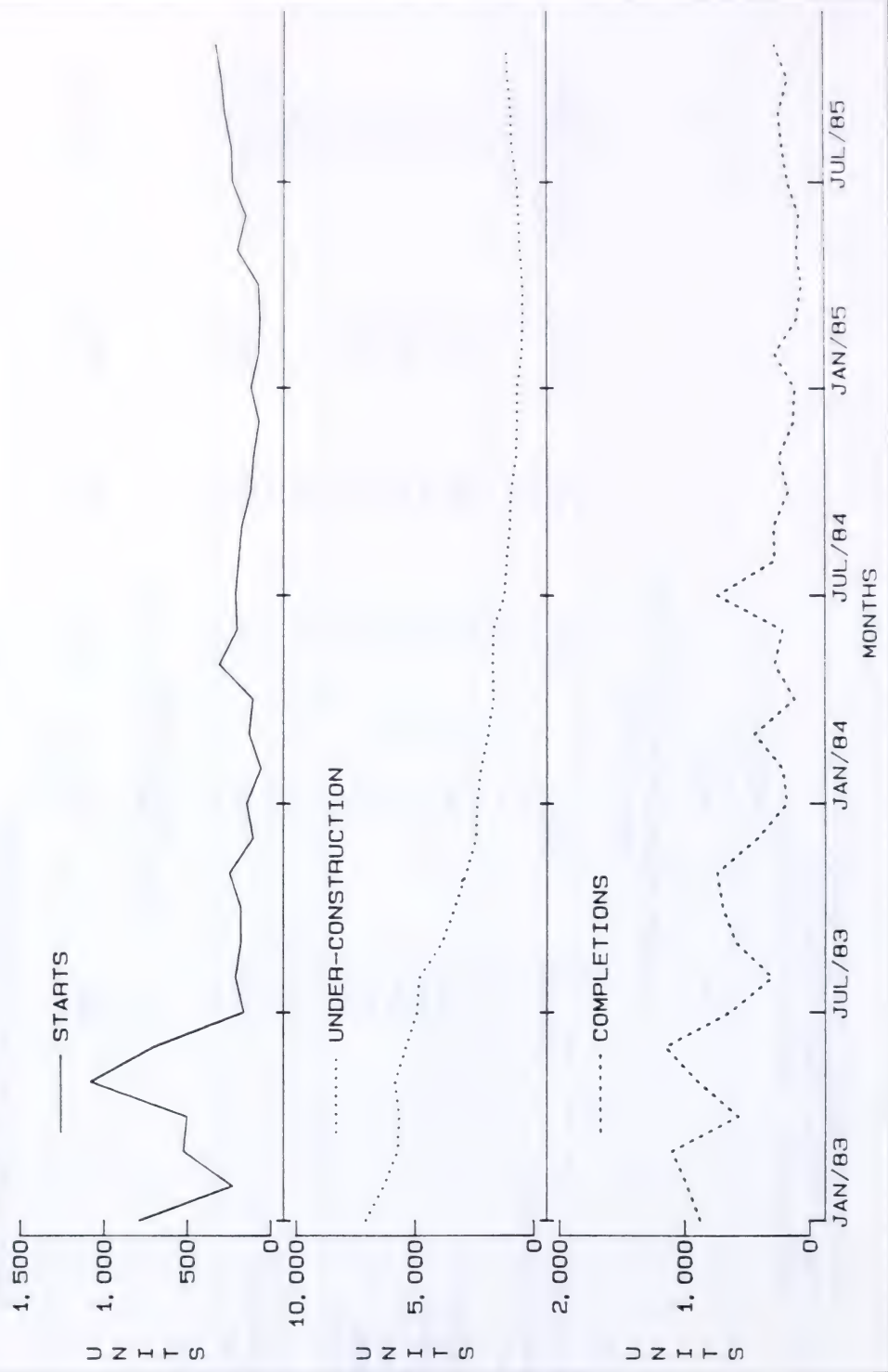


TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
1985			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

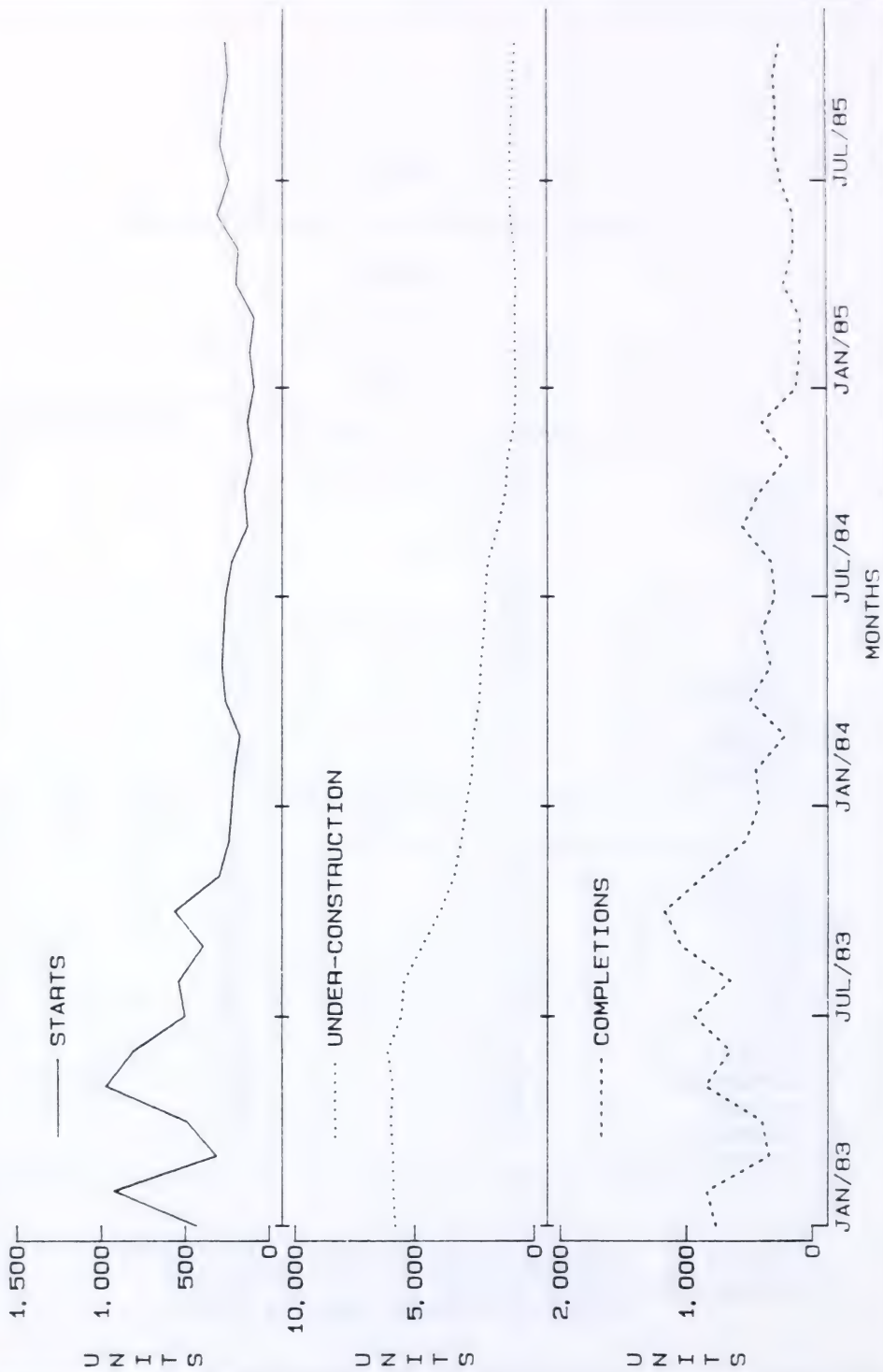




TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
1985			
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

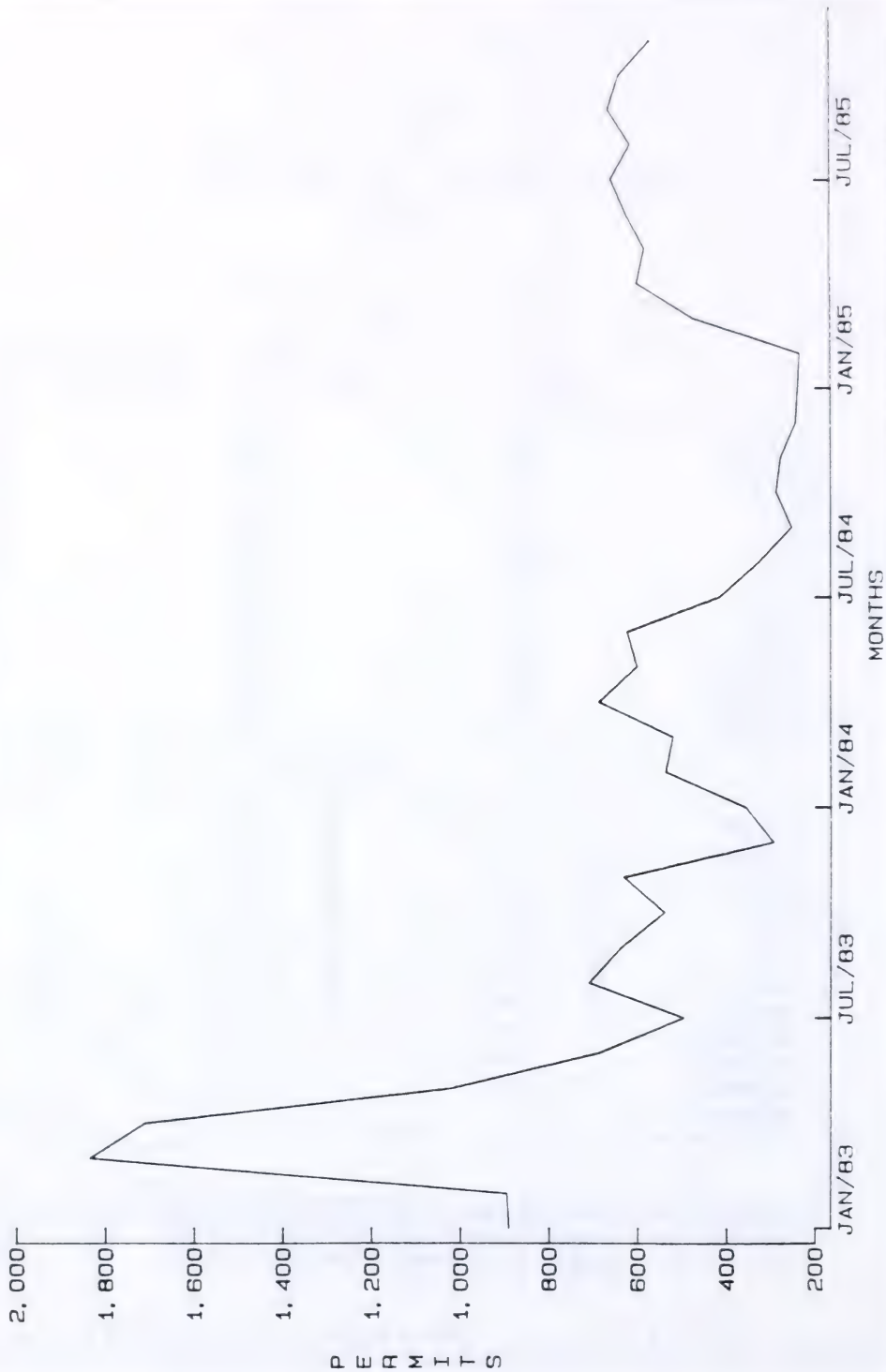


TABLE 11

NOV-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	236	0	0	0	236	148
CAMROSE	1	0	0	0	1	-75
EDMONTON M.A.	204	2	0	10	216	154
FORT McMURRAY	2	0	0	0	2	-83
GRANDE PRAIRIE	14	0	0	0	14	180
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	14	0	0	0	14	600
LLOYDMINSTER (ALTA. PART)	15	0	0	54	69	5
MEDICINE HAT	7	0	0	0	7	40
RED DEER	13	0	0	0	13	333
SPRUCE GROVE	1	0	0	0	1	*
TOTAL	507	2	0	64	573	106

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 9  
CUMULATIVE RESIDENTIAL BUILDING PERMITS  
CALGARY AND EDMONTON

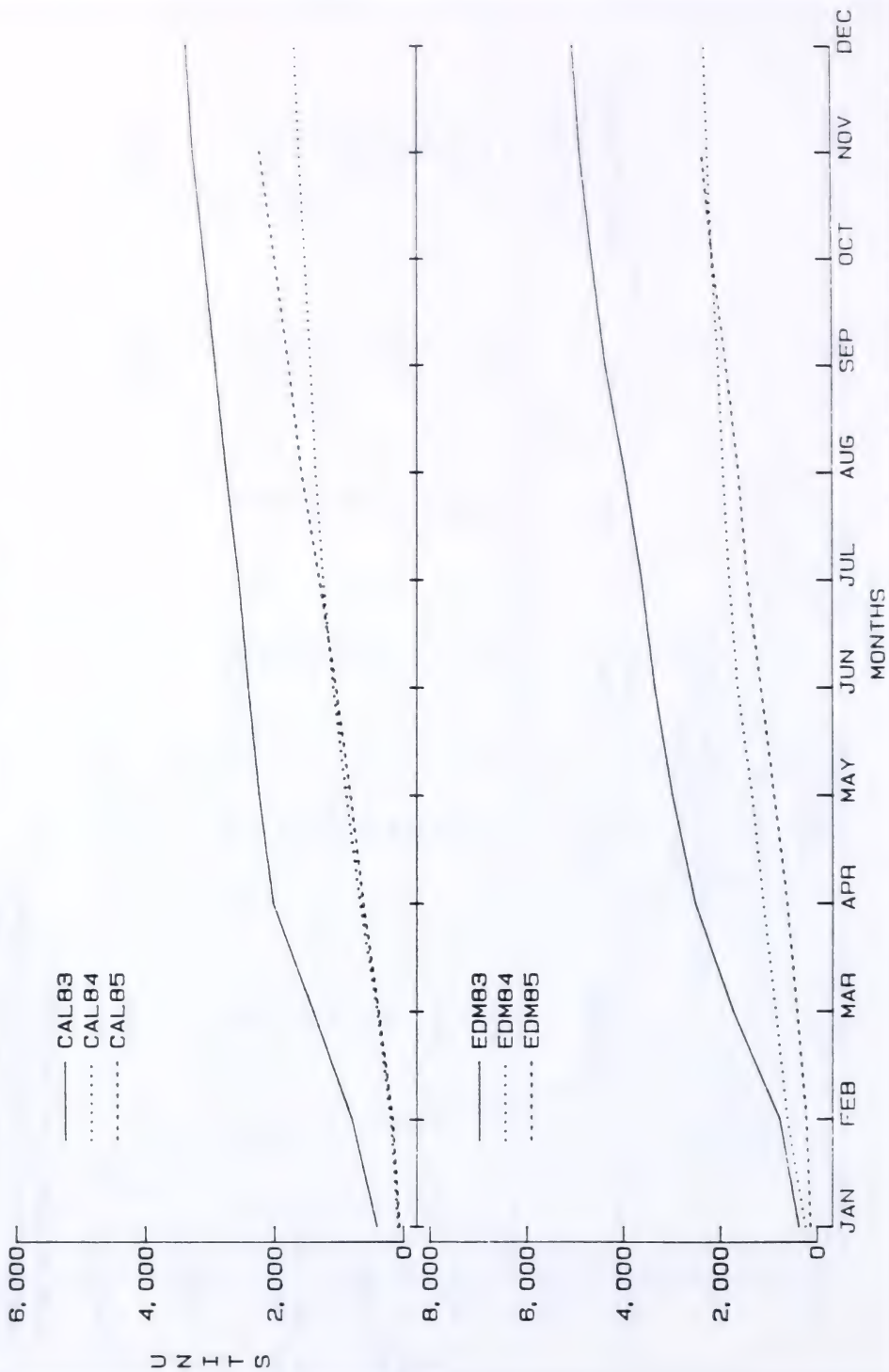


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY	CAMROSE	EDMONTON (METRO)	FORT MCMURRAY	GRAND PRAIRIE	LEDUC	LETHBRIDGE	LLOYDMIN. (ALTA. PART)	MEDICINE HAT	RED DEER	SPRUCE GROVE												
1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985												
JANUARY	85	65	0	2	239	139	1	5	1	2	11	5	2	3	1								
FEBRUARY	196	168	0	2	622	228	4	17	3	8	2	3	25	7	8	26	10	2	20	11	5	2	
MARCH	402	383	2	4	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31	9	5	
APRIL	670	618	17	9	1118	623	15	67	17	34	3	9	112	37	32	82	33	10	62	59	24	6	
MAY	888	820	21	11	1350	896	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	8	
JUNE	1087	1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15	
JULY	1245	1304	26	18	1815	1440	111	157	50	81	8	19	175	87	115	154	43	42	114	109	42	19	
AUGUST	1360	1583	30	20	1934	1621	129	218	56	103	11	21	186	95	145	178	50	51	123	135	47	23	
SEPTEMBER	1442	1784	31	23	2034	1870	137	244	62	117	11	30	194	110	147	286	84	70	132	156	50	26	
OCTOBER	1534	2007	35	26	2161	2150	150	261	69	149	11	34	200	116	169	328	89	87	142	172	52	29	
NOVEMBER	1629	2243	39	27	2246	2366	162	263	74	163	12	34	202	130	235	397	94	94	145	185	52	30	
DECEMBER	1701		107		2309		163		77		13		210		250		95		152		56		
PERCENT CHANGE	38		-31	5	62		62		120		183		-36		69					28		-42	

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134	
1985	239	474	951	1554	2140	2768	3430	4048	4716	5359	5932		21

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH



FIGURE 10  
CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED  
URBAN ALBERTA

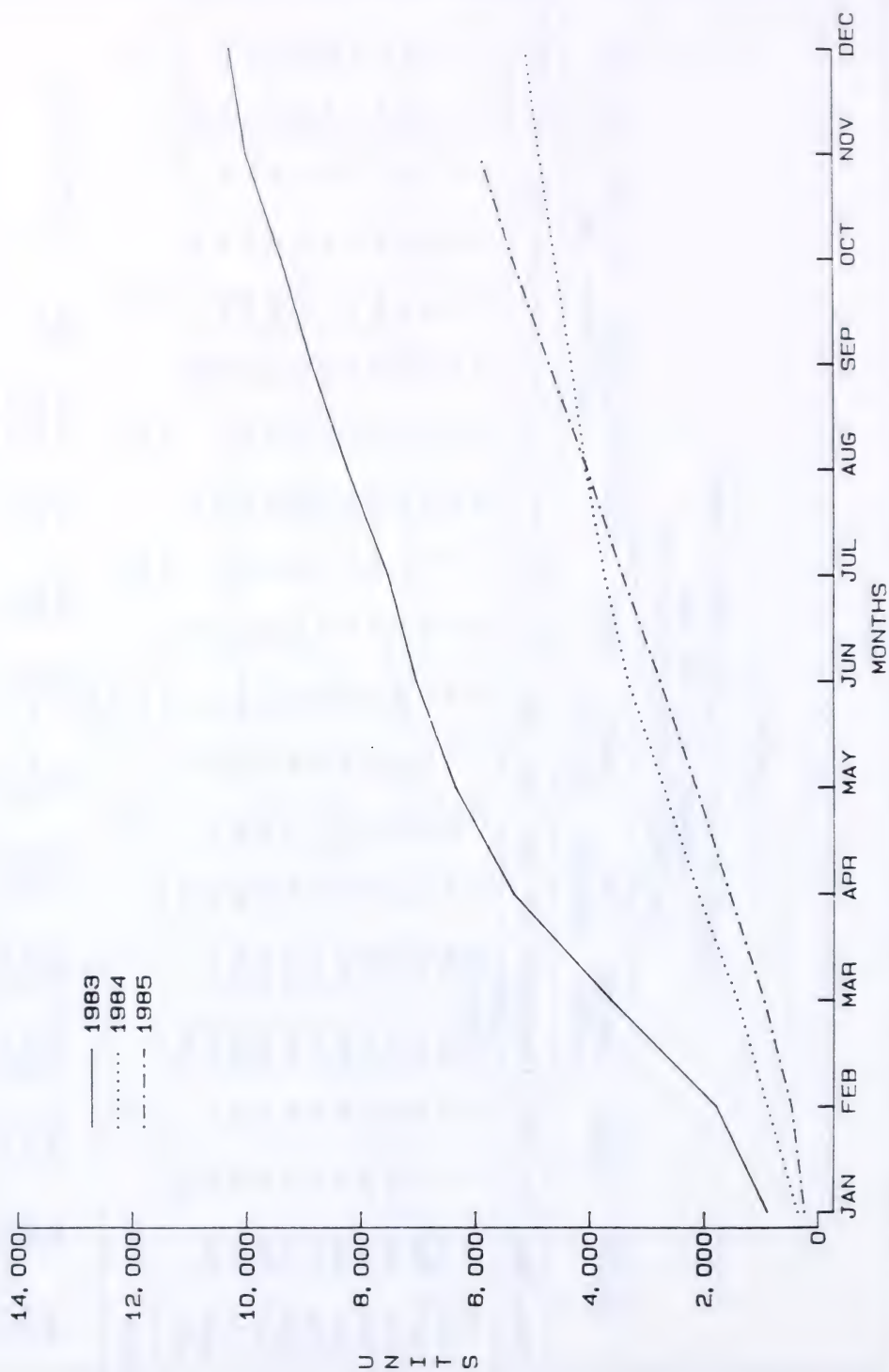




TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687	603	-12
MAY	602	586	-3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327	618	89
SEPTEMBER	253	668	164
OCTOBER	288	643	123
NOVEMBER	278	573	106
DECEMBER	244		
TOTAL	5134	5932	

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14  
RESIDENTIAL BUILDING PERMITS  
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL	
	YEAR TO DATE		PERCENT CHANGE	YEAR TO DATE		PERCENT CHANGE	YEAR TO DATE	
	NOVEMBER-85	1985 OVER 1984		NOVEMBER-85	1985 OVER 1984		NOVEMBER-85	1985 OVER 1984
BONNYVILLE	3	66 69		0	47 2		3	113 30
COLD LAKE	5	86 23		0	158 *		5	244 249
GRAND CENTRE	0	17 55		0	62 675		0	79 316
ELK POINT	3	53 563		0	114 178		3	167 241
ST. PAUL	2	25 108		0	0 *		2	25 108

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

FIGURE 11  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
EDMONTON METRO

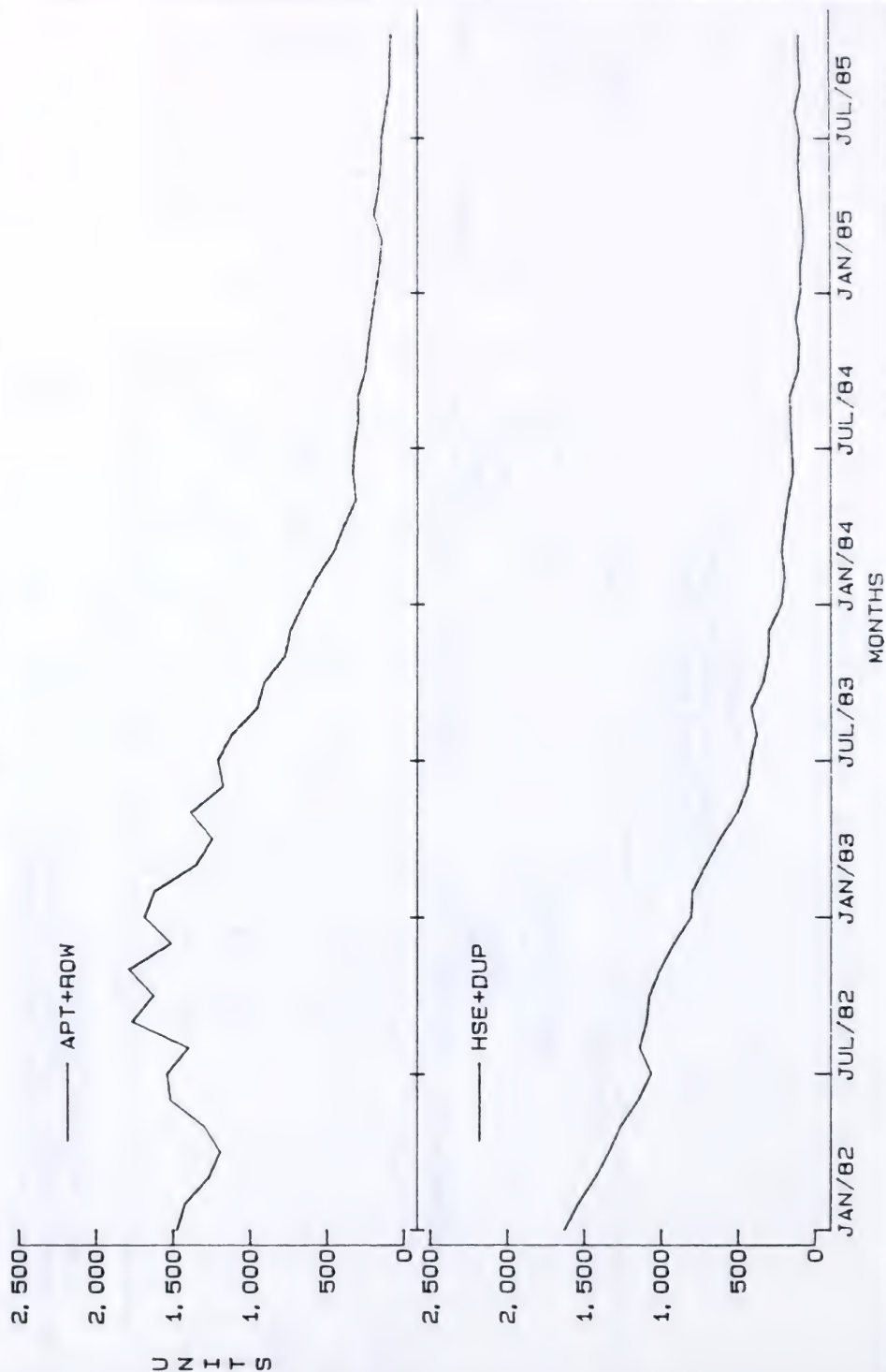


TABLE 15

EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
JANUARY	220	656	876	425	40
FEBRUARY	199	567	766	448	42
MARCH	218	456	674	216	31
APRIL	199	389	588	491	50
MAY	177	313	490	327	46
JUNE	143	332	475	398	47
JULY	151	323	474	295	38
AUGUST	159	298	457	325	43
SEPTEMBER	164	298	462	552	54
OCTOBER	110	250	360	414	59
NOVEMBER	102	233	335	195	40
DECEMBER	123	209	332	395	55
-----					
1985					
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER					
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

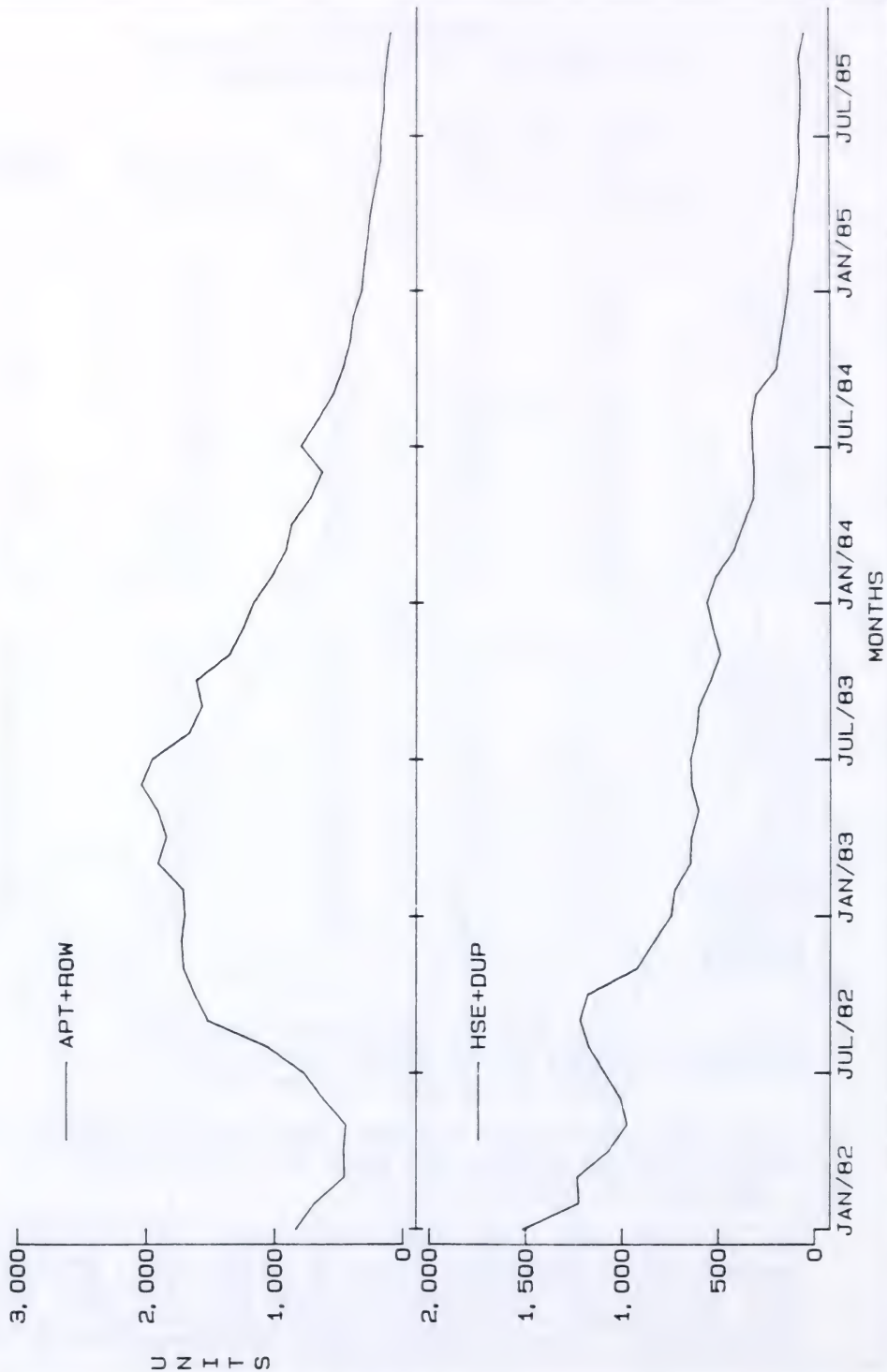




TABLE 16

CALGARY  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
1984					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
1985					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
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PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

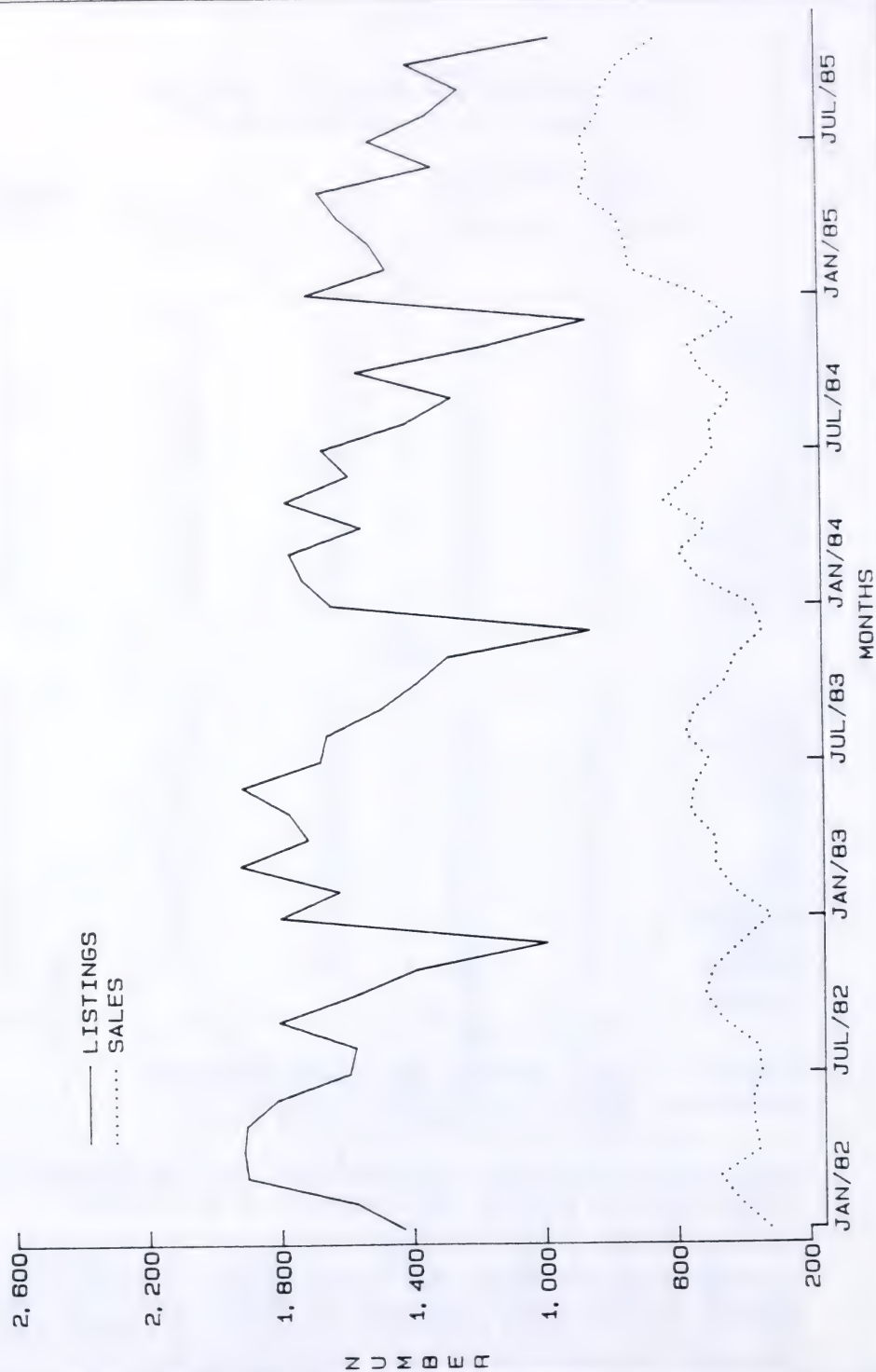


TABLE 17

## RESIDENTIAL LISTINGS, SALES AND PRICE

## EDMONTON

-----				
1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
-----				
1985				
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER				
-----				

SOURCE: EDMONTON REAL ESTATE BOARD  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14  
LISTINGS AND SALES  
CALGARY

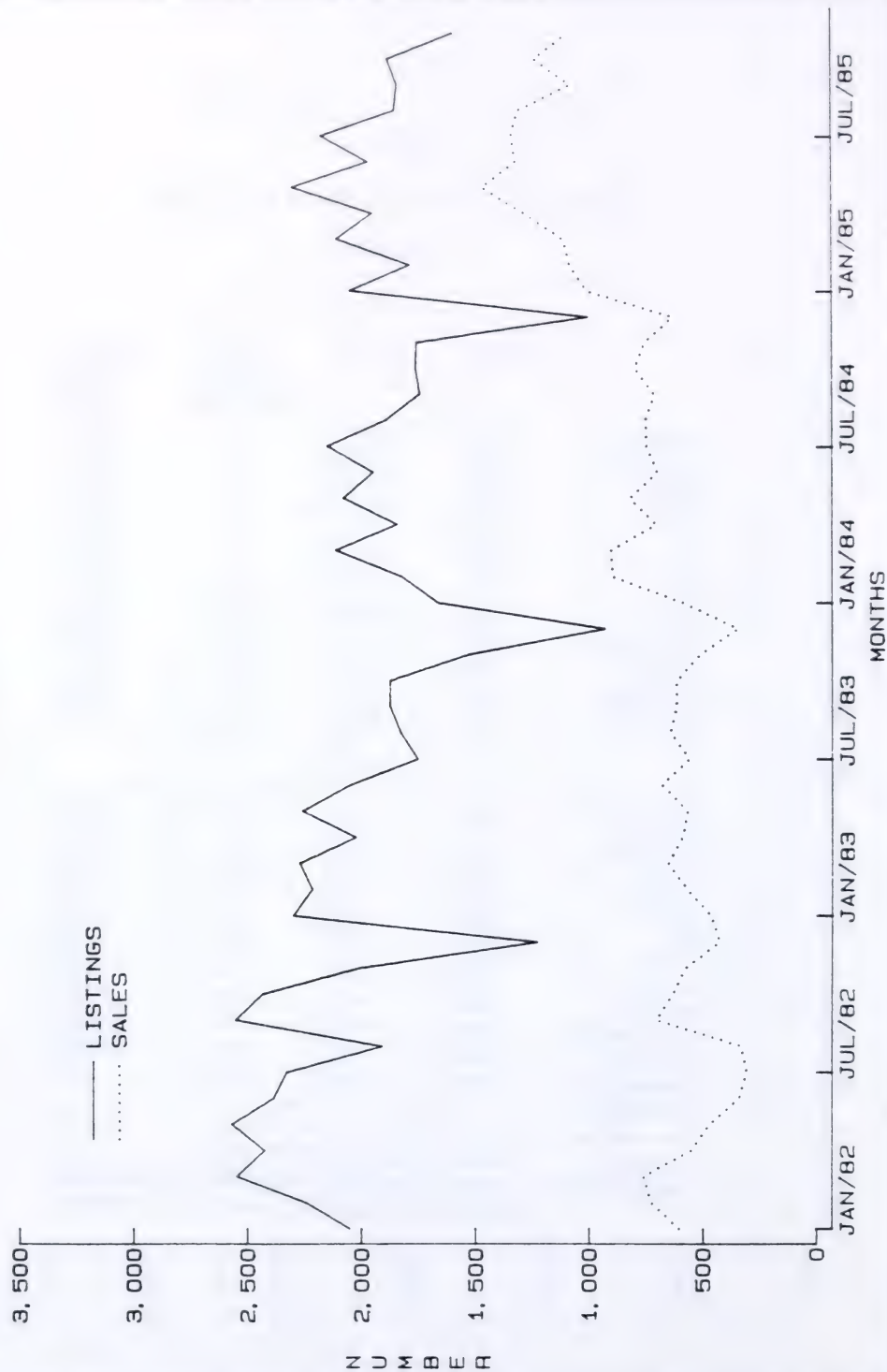


TABLE 18  
RESIDENTIAL LISTINGS, SALES AND PRICE  
CALGARY

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
1985				
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH



FIGURE 15  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON

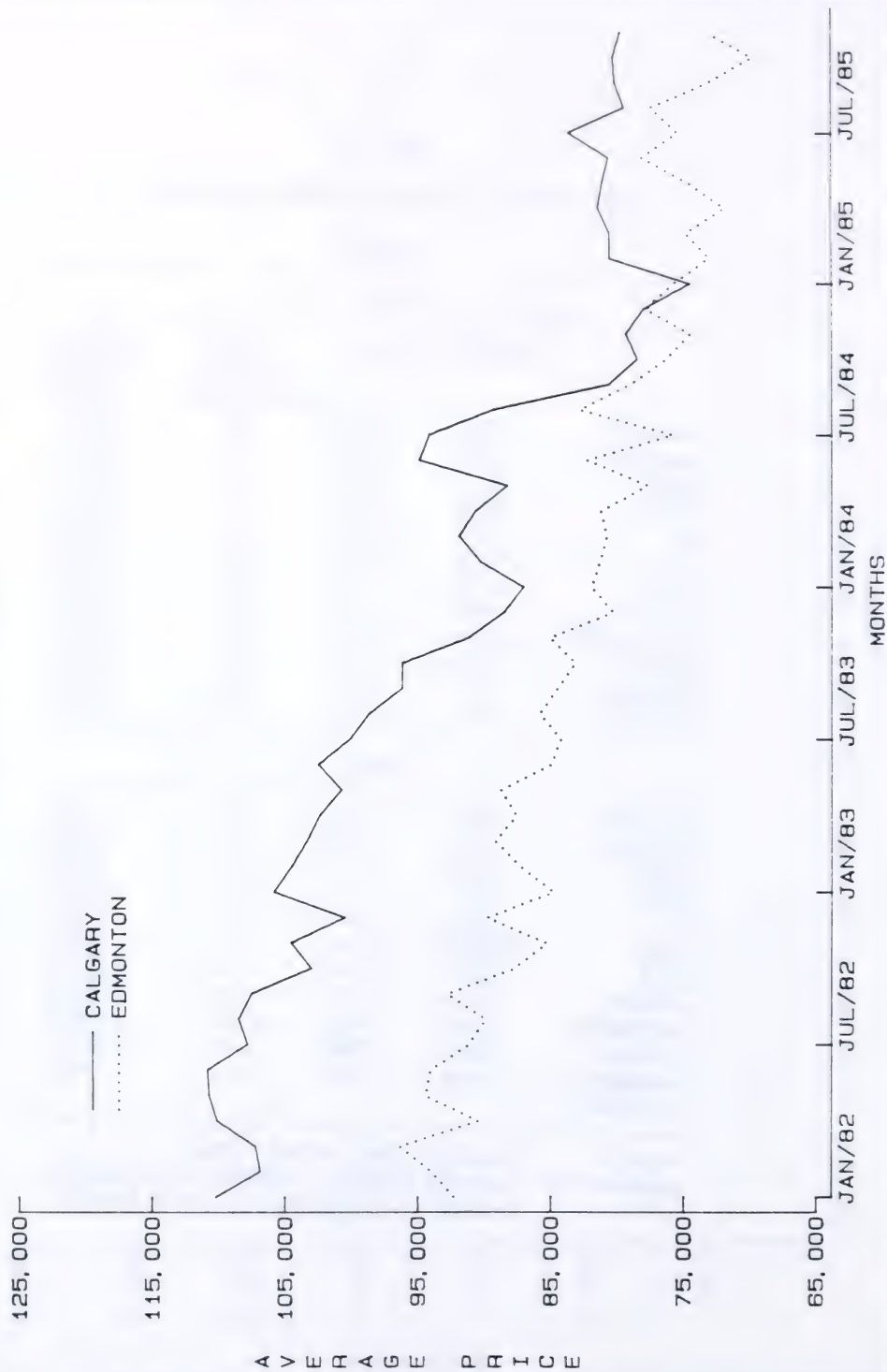




FIGURE 16  
NEW HOUSING PRICE INDEXES  
CALGARY AND EDMONTON  
(1981=100)

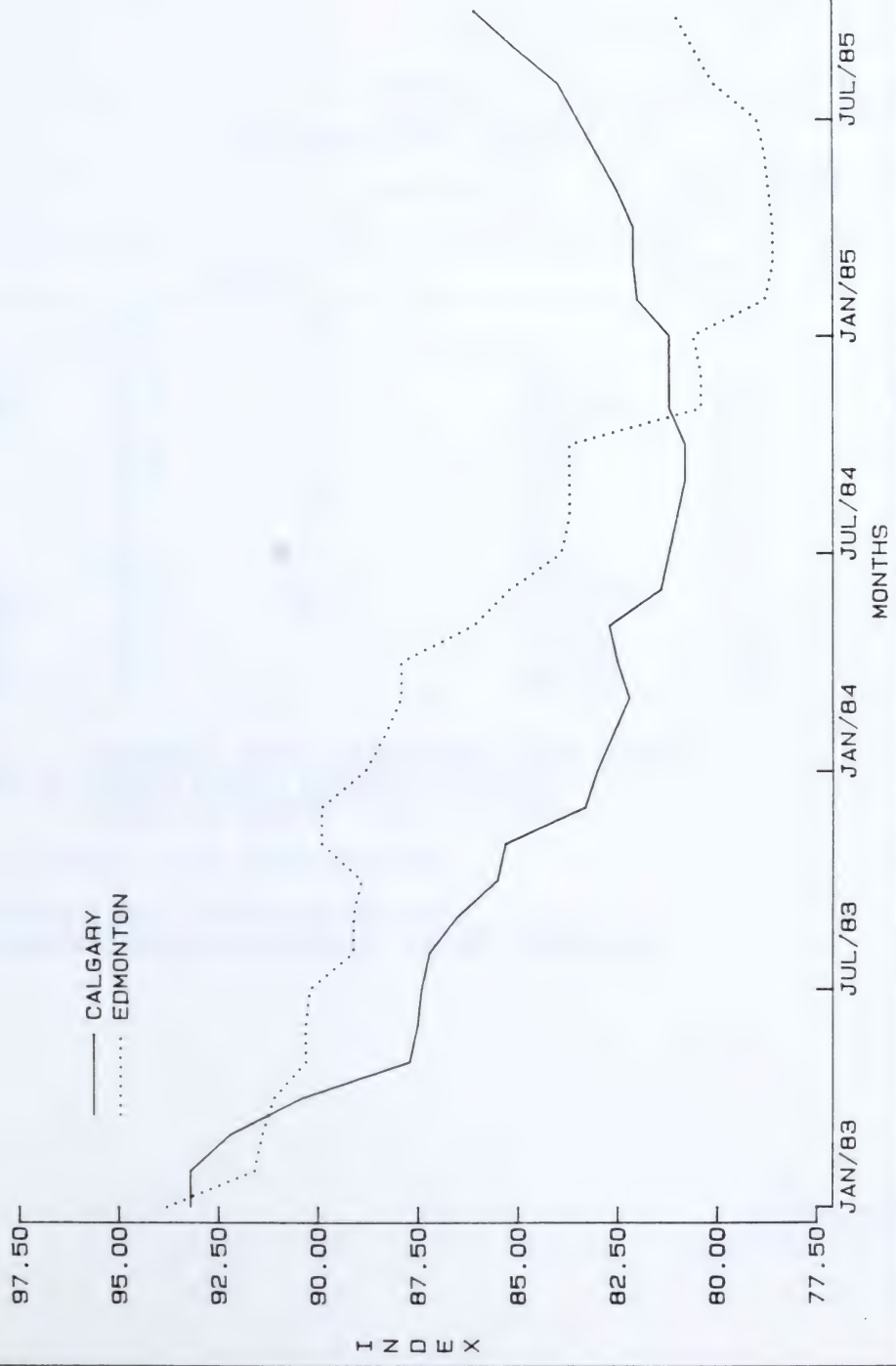




TABLE 19  
NEW HOUSING PRICE INDICES\*  
1981=100

CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7	82.5	MAY	86.1	78.7
JUNE	81.4	83.0	JUNE	85.2	78.8
JULY	81.2	83.5	JULY	83.9	79.0
AUGUST	81.0	84.0	AUGUST	83.7	80.1
SEPTEMBER	80.8	85.1	SEPTEMBER	83.7	80.6
OCTOBER	80.8	86.1	OCTOBER	83.7	81.1
NOVEMBER	81.2		NOVEMBER	80.4	
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



CANADIANA

JAN 29 1986

# **RESIDENTIAL CONSTRUCTION IN ALBERTA**

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DECEMBER 1985

**Alberta**  
HOUSING  
Planning Secretariat





RESIDENTIAL CONSTRUCTION  
IN ALBERTA

DECEMBER 1985

ALBERTA HOUSING  
PLANNING SECRETARIAT

ISSN 0823-3047  
12/85 (219)



## TABLE OF CONTENTS

	<u>Page</u>
<b>A. <u>Highlights</u></b>	1
<b>B. <u>Residential Construction Starts</u></b>	
Table 1: Housing Starts by Type and Towns	3
Table 2: January to Date Housing Starts by Type and Towns, Compared With Same Period in the Previous Year	5
Table 3: Total Housing Starts by Month: 1984 - 1985	7
Table 4: Total Single and Multiple Housing Starts by Month: 1984 - 1985	9
Table 5: Total Single and Multiple Housing Starts in Calgary and Edmonton by Month: 1984 - 1985	11
Table 6: Quarterly Housing Starts in Alberta (All Areas)	13
Table 7: Housing Completions by Type and Towns	14
Table 8: Housing Under-Construction by Type and Towns	15
Table 9: Starts, Completions and Under-Construction - Calgary	17
Table 10: Starts, Completions and Under-Construction - Edmonton	19
* * * *	
Figure 1: Cumulative Housing Starts - Calgary and Edmonton	4
Figure 2: Total Number of Housing Starts	6
Figure 3: Multiples as a Percentage of Total Starts - Urban Alberta	8
Figure 4: Multiples as a Percentage of Total Starts - Calgary and Edmonton	10
Figure 5: Cumulative Quarterly Housing Starts - Urban Areas	12
Figure 6: Starts, Completions and Under-Construction - Calgary	16
Figure 7: Starts, Completions and Under-Construction - Edmonton	18
<b>C. <u>Residential Building Permits</u></b>	
Table 11: Building Permits by Type and Towns	21
Table 12: January to Date Building Permits by Type and Towns, Compared With Same Period in the Previous Year	23
Table 13: Total Building Permits by Month: 1984 - 1985	25
Table 14: Building Permits for Selected Rural Areas	26
* * * *	
Figure 8: Total Number of Building Permits Issued Each Month - Urban Alberta	20
Figure 9: Cumulative Building Permits - Calgary and Edmonton	22
Figure 10: Cumulative Building Permits - Urban Alberta	24

# Mathematics

## Mathematics

1. The area of a rectangle is 48 cm <sup>2</sup> . The length is 8 cm. Find the width.	2
2. A number is 15 less than 3 times another number. Find the numbers.	3
3. The sum of two numbers is 10. The difference of the two numbers is 2. Find the numbers.	4
4. A number is 10 more than 2 times another number. Find the numbers.	5
5. The sum of three numbers is 15. The first number is 3 times the second number. The second number is 2 times the third number. Find the numbers.	6

6. A number is 10 less than 4 times another number. Find the numbers.	7
7. The sum of two numbers is 12. The difference of the two numbers is 4. Find the numbers.	8
8. A number is 15 more than 3 times another number. Find the numbers.	9
9. The sum of three numbers is 18. The first number is 2 times the second number. The second number is 3 times the third number. Find the numbers.	10

## Mathematics

10. A number is 10 more than 5 times another number. Find the numbers.	11
11. The sum of two numbers is 14. The difference of the two numbers is 6. Find the numbers.	12
12. A number is 15 less than 4 times another number. Find the numbers.	13
13. The sum of three numbers is 20. The first number is 3 times the second number. The second number is 2 times the third number. Find the numbers.	14

**D. Newly Completed and Unoccupied Dwellings**

Table 15:	Newly Completed and Unoccupied Dwellings by Month - Edmonton	28
Table 16:	Newly Completed and Unoccupied Dwellings by Month - Calgary	30

\* \* \* \*

Figure 11:	Newly Completed and Unoccupied Dwellings - Edmonton	27
Figure 12:	Newly Completed and Unoccupied Dwellings - Calgary	29

**E. Multiple Listings Service (M.L.S.)**

Table 17:	Residential Listings, Sales and Price by Month - Edmonton (1984 - 1985)	32
Table 18:	Residential Listings, Sales and Price by Month - Calgary (1984 - 1985)	34

\* \* \* \*

Figure 13:	Listings and Sales - Edmonton	31
Figure 14:	Listings and Sales - Calgary	33
Figure 15:	Average Sales Prices - Calgary and Edmonton	35

**F. New Housing Price Indexes**

Table 19:	New Housing Price Indexes in Calgary and Edmonton by Month: 1984 - 1985	37
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\* \* \* \*

Figure 16:	New Housing Price Indexes in Calgary and Edmonton	36
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# THE UNIVERSITY OF CHICAGO

OFFICE OF THE DEAN OF STUDENTS  
540 EAST 58TH STREET, SUITE 200  
CHICAGO, ILLINOIS 60637-1500  
TEL: (773) 936-7200 FAX: (773) 936-7201

Dear Mr. [Name]:

I am writing to you regarding your application for admission to the University of Chicago.

Your application was received on [Date] and we are pleased to inform you that you have been accepted for admission to the University of Chicago for the fall semester of [Year].

You will be attending the University of Chicago as a [Degree Type] student in the [Department Name] department.

Your admission is contingent upon your successful completion of the required entrance examinations and the receipt of your financial aid application.

Please contact the Office of the Dean of Students at the above address for more information regarding your admission and the next steps in the process.

Sincerely,  
[Signature]

Dean of Students



## Highlights

### Urban Alberta

- ° Housing starts in December declined 36% to 481 units from 751 the month before, a normal seasonal pattern, but still 45% ahead of last years level.
- ° Total starts for the year 1985 increased by 16% to 6,044 units from 5,210 for 1984. Single family units were up 27%, however, multiples were down 31% from last year.
- ° Only Camrose, Lethbridge, Medicine Hat and Spruce Grove recorded decreases in housing starts in 1985.
- ° For the first time in seven months, units under construction in December dropped 3% from the month before to 2,405 units, of which 16% or 380 were apartment units.
- ° The number of building permits issued in December increased by 86% over the same period last year. This brought the yearly building permit total to 6,386, up 24% from 5,134 in 1984.

### Calgary

- ° Calgary's 231 starts last month marks the 6th consecutive month of significant increase over 1984 levels.
- ° Total starts for the year increased 29% to 2,318 units from 1,803 for 1984. Only 24 multiples were started during 1985. Single family starts increased 31% over 1984.
- ° Housing under construction also increased to 1,188 units, 70% higher than 1984 levels (698 units). However, inventory of newly completed and unoccupied housing continued to trend downward to only 115 units as the rate of absorption reached an all-time high of 68% last month.

# THE HISTORY OF THE

The history of the world is a long and complex one, spanning thousands of years and countless civilizations. It is a story of human progress, of the struggles and triumphs of our ancestors, and of the enduring quest for knowledge and understanding. From the earliest days of human existence, we have sought to make sense of our world, to uncover the mysteries of the universe, and to improve our lives. This history is not just a record of events, but a testament to the resilience and ingenuity of the human spirit. It is a story that continues to unfold, as we move forward into the future, carrying with us the lessons of the past and the hopes of the future.

- ° Building permits last month although lowest for the year (all single family housing), were up 143% in comparison to a year ago. Total building permits for 1985 were 42% ahead of 1984.
- ° The resale housing market continued to be extremely active last month as indicated by the ratio of sales to listing which reached .90 and the 41% increase in sales over December 1984.
- ° The average resale house price increased to \$81,154 from \$79,815 last month. The new house price index continued to increase to 86.5 in November.

### Edmonton

- ° Edmonton's housing starts also experienced a seasonal decrease (-27%) over the previous month to 196 units in December, but still 52% higher than December 1984.
- ° Total starts for 1985 rose by 6% to 2,528 from 1984 figures of 2,384.
- ° Housing under construction continued to decrease to 771 units, down 2% from 790 the month before. Inventory of newly completed and unoccupied units dwindled to only 153 with a continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose 29% over the same month last year to 526 units. Total sales for the year were 48% ahead of 1984.
- ° The average selling price last month was \$72,381, down from \$73,175 in November and \$5,500 lower than the December 1984 average price. However, the new house price index continued to show an upward trend to 81.3 in November.

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TABLE 1

DEC-85

HOUSING STARTS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	227	4	0	0	231	230
CAMRUS	1	0	0	0	1	-99
EDMONTON M.A.	196	0	0	0	196	52
FORT McMURRAY	3	0	0	0	3	-25
GRANDE PRAIRIE	13	0	0	0	13	160
LEDUC	0	0	0	0	0	-100
LETHBRIDGE	16	0	0	0	16	700
LLOYDMINSTER (ALTA. PART)	5	0	0	0	5	-88
MEDICINE HAT	8	0	0	0	8	33
RED DEER	8	0	0	0	8	60
SPRUCE GROVE	0	0	0	0	0	*
TOTAL	477	4	0	0	481	45

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



**FIGURE 1**  
**CUMULATIVE HOUSING STARTS**  
**CALGARY AND EDMONTON**

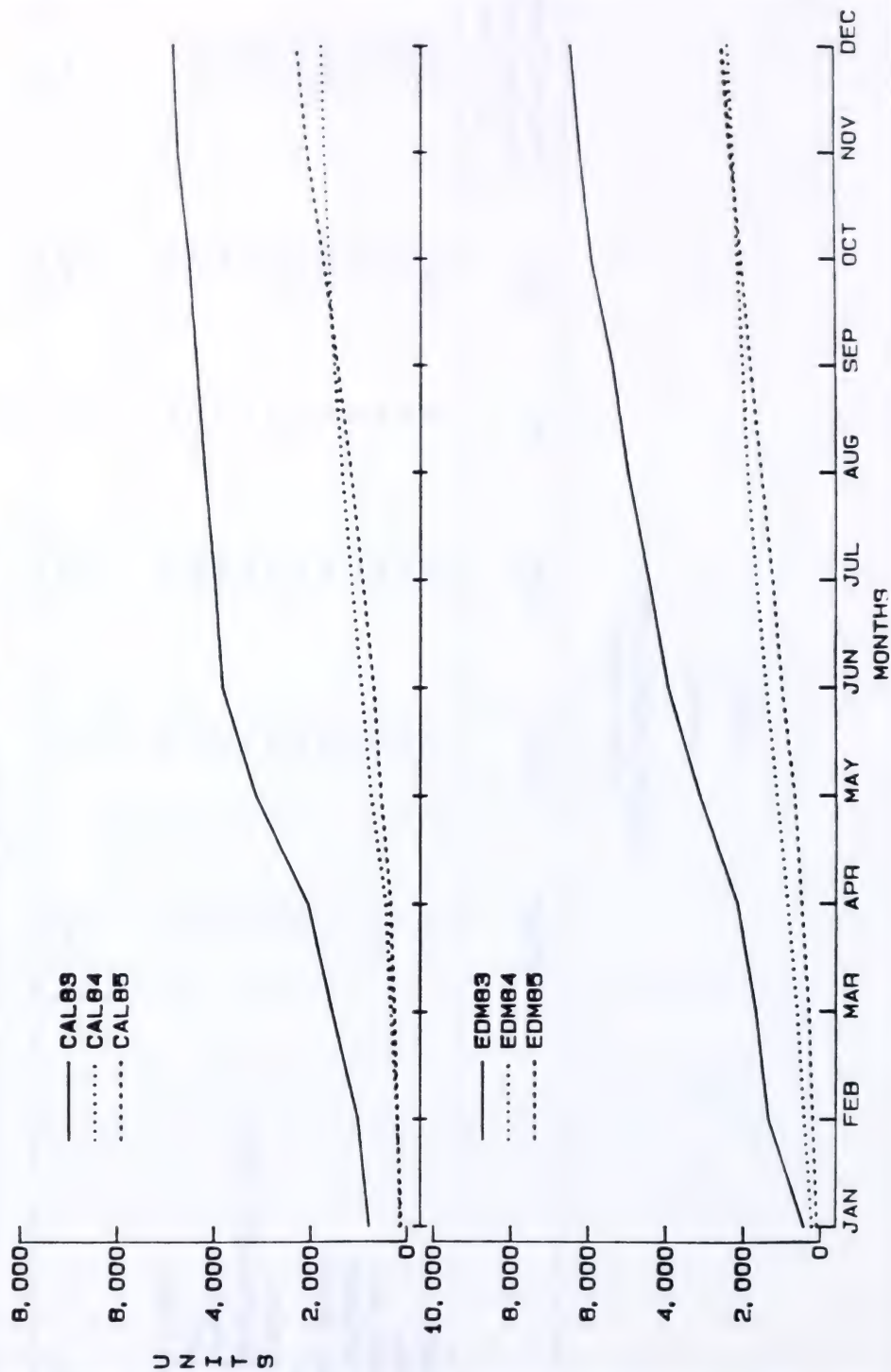




TABLE 2

DEC-85

**JANUARY TO DATE HOUSING STARTS  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR**

CITY	SINGLES		SEMIS		ROW		APT		TOTAL		PERCENT CHANGE IN TOTAL STARTS
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	
CALGARY	1751	2294	8	12	44	5	0	7	1803	2318	29
CAMROSE	24	31	0	0	0	0	77	0	101	31	-69
EDMONTON M.A.	2197	2424	30	24	146	21	11	59	2384	2528	6
FORT McMURRAY	112	221	0	0	0	0	52	44	164	265	62
GRANDE PRAIRIE	88	164	6	2	0	0	0	0	94	166	77
LEDUC	20	31	0	0	0	4	0	0	20	35	75
LETHBRIDGE	153	116	20	8	0	0	5	18	178	142	-20
LLOYDMINSTER(ALTA. PART)	100	131	0	0	8	0	30	99	138	230	67
MEDICINE HAT	76	97	2	2	0	0	30	0	108	99	-8
RED DEER	137	161	2	2	21	36	4	0	164	199	21
SPRUCE GROVE	56	31	0	0	0	0	0	0	56	31	-45
TOTAL	4714	5701	68	50	219	66	209	227	5210	6044	16
PERCENT CHANGE BY TYPE	21		-26		-70		9		16		

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

**FIGURE 2**  
**TOTAL NUMBER OF STARTS EACH MONTH**  
**URBAN ALBERTA**

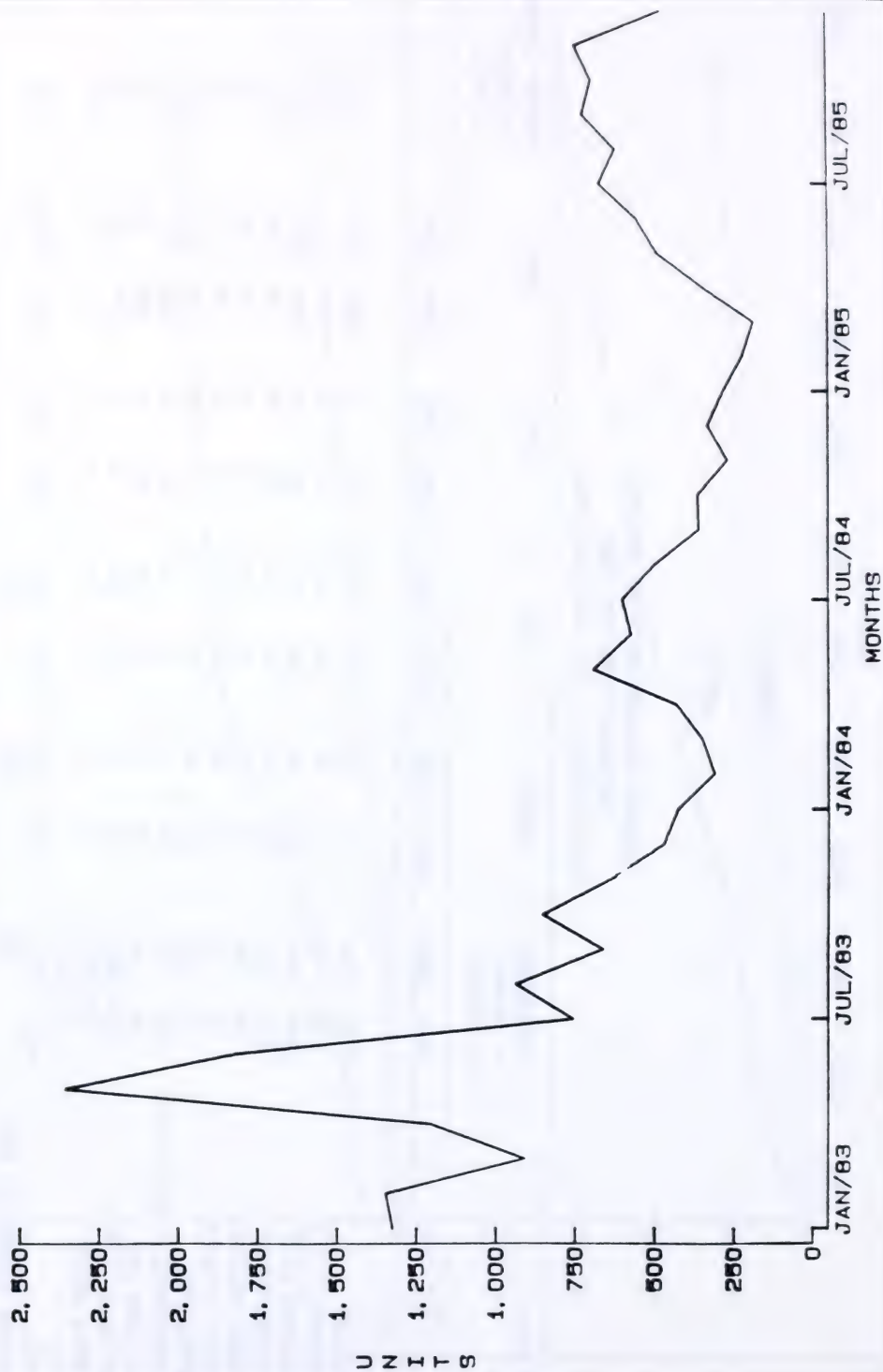


TABLE 3  
MONTHLY HOUSING STARTS IN URBAN\* ALBERTA  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	425	282	-34
FEBRUARY	311	222	-29
MARCH	349	187	-46
APRIL	432	347	-20
MAY	691	493	-29
JUNE	574	558	-3
JULY	602	674	12
AUGUST	499	623	25
SEPTEMBER	361	727	101
OCTOBER	364	699	92
NOVEMBER	270	751	178
DECEMBER	332	481	45
TOTAL	5210	6044	16

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., PORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 3  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
URBAN ALBERTA

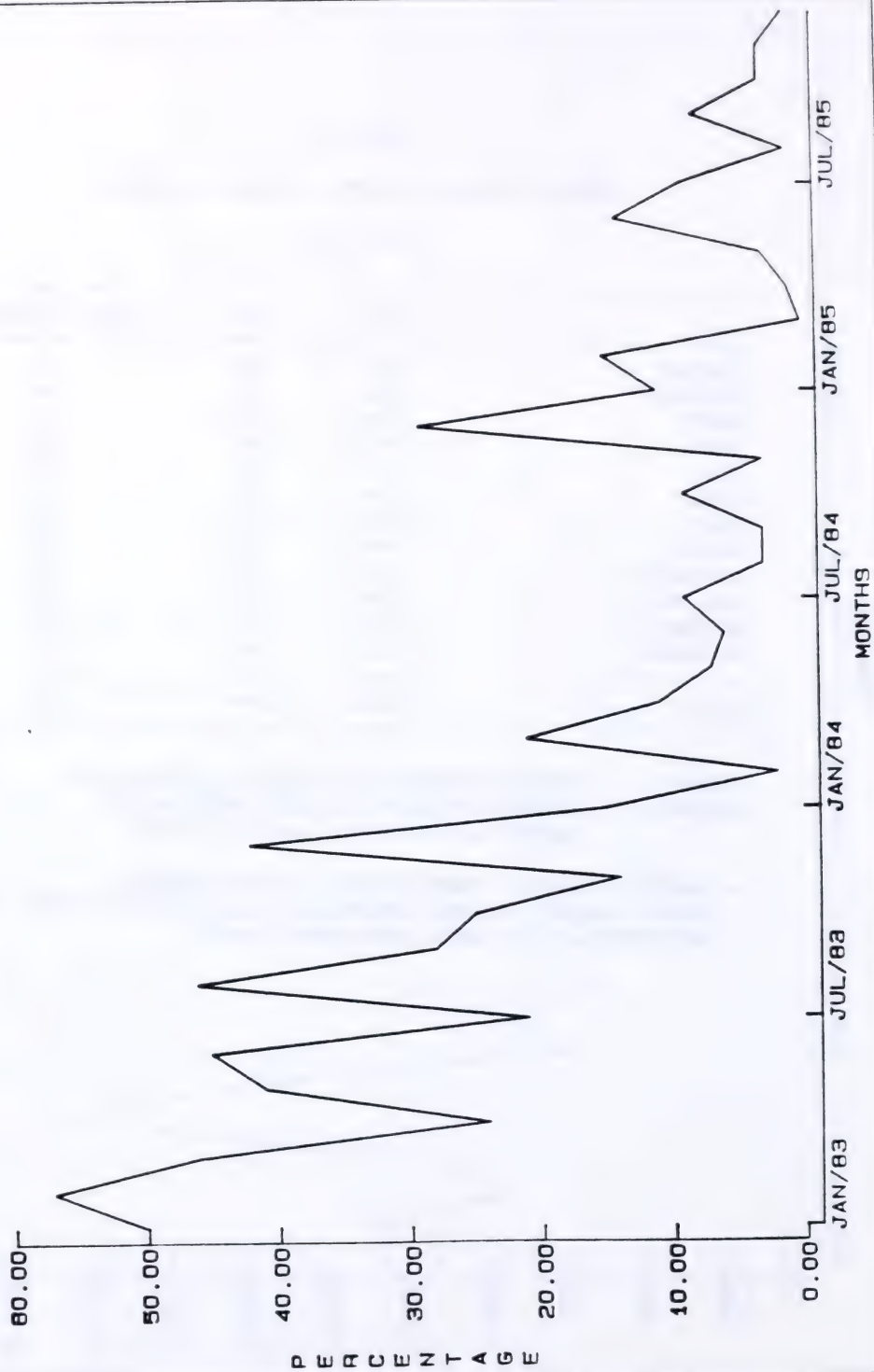




TABLE 4

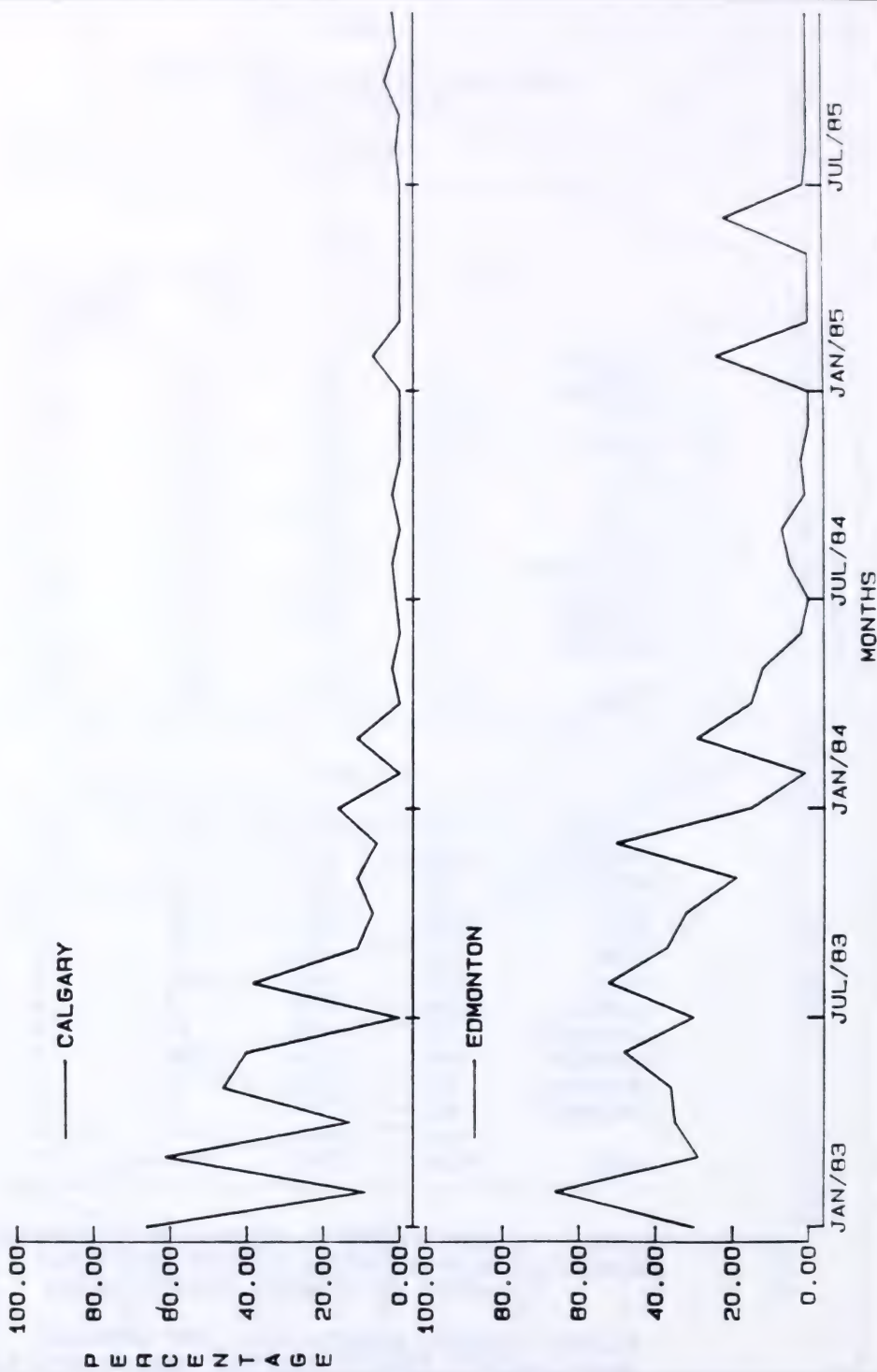
**SINGLE AND MULTIPLE HOUSING STARTS  
IN URBAN\* ALBERTA**

----- 1984-1985 -----				
1984				
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	425	360	65	15
FEBRUARY	311	305	6	2
MARCH	349	276	73	21
APRIL	432	386	46	11
MAY	691	642	49	7
JUNE	574	539	35	6
JULY	602	546	56	9
AUGUST	499	483	16	3
SEPTEMBER	361	350	11	3
OCTOBER	364	328	36	10
NOVEMBER	270	262	8	3
DECEMBER	332	237	95	29
	-----	-----	-----	-----
TOTAL	5210	4714	496	10
-----				
1985				
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
	-----	-----	-----	-----
TOTAL	6044	5701	343	6
-----				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., PORT MCMURRAY,  
 GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
 MEDICINE HAT, RED DEER, AND SPRUCE GROVE

FIGURE 4  
MULTIPLES AS A PERCENTAGE OF TOTAL STARTS  
EDMONTON AND CALGARY





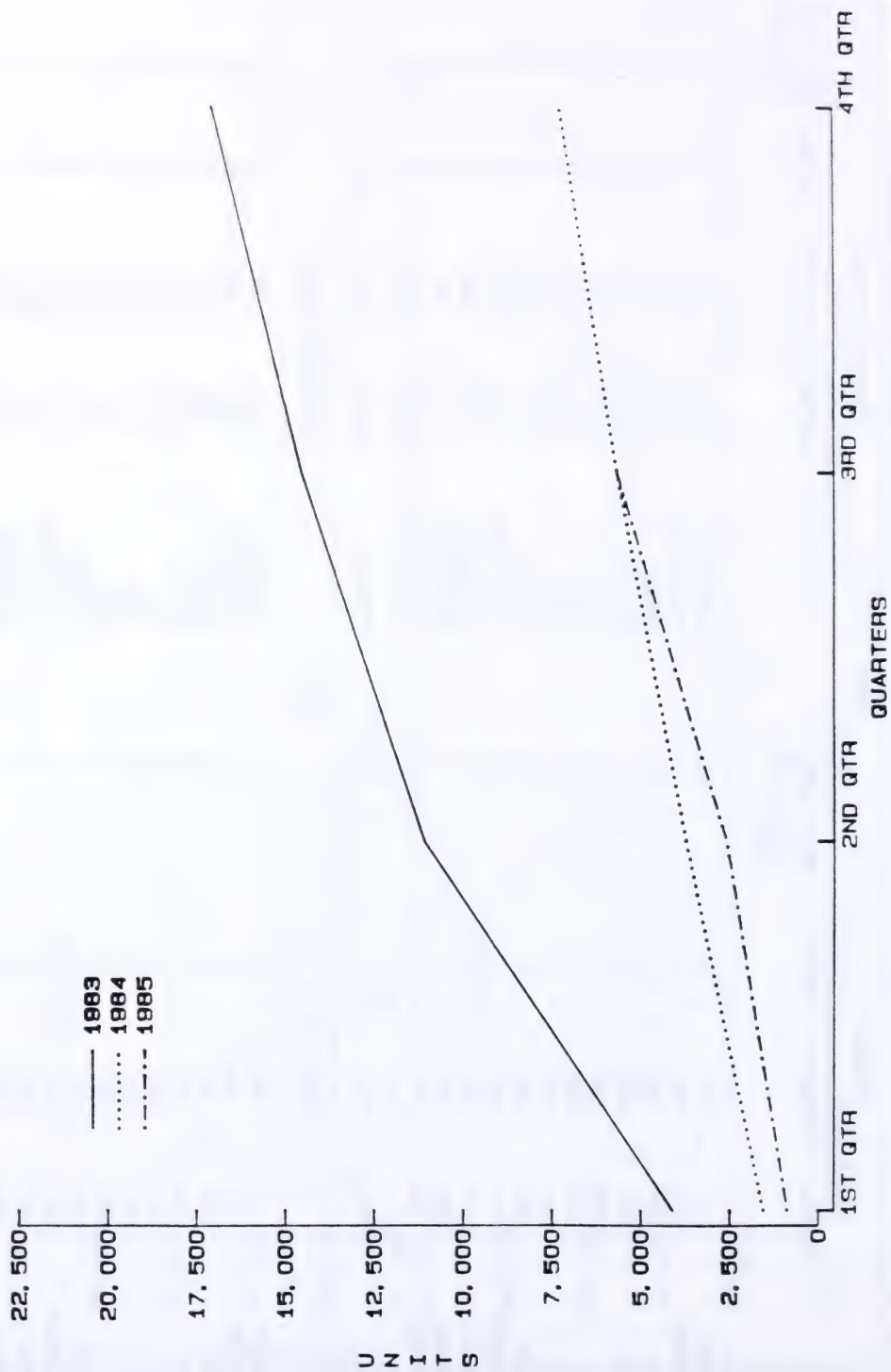
**TABLE 5**  
**SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON**

1984							EDMONTON (METRO)						
CALGARY		MULTI AS A PERCENT OF TOTAL		MULTI		TOTAL		SINGLES		MULTI		MULTI AS A PERCENT OF TOTAL	
TOTAL	SINGLES	TOTAL	SINGLES	TOTAL	SINGLES	TOTAL	SINGLES	TOTAL	SINGLES	TOTAL	SINGLES	TOTAL	SINGLES
JANUARY	142	119	23	16	JANUARY	220	188	32	15				
FEBRUARY	57	57	0	0	FEBRUARY	204	202	2	1				
MARCH	127	113	14	11	MARCH	173	122	51	29				
APRIL	105	105	0	0	APRIL	258	219	39	15				
MAY	306	301	5	2	MAY	279	245	34	12				
JUNE	202	202	0	0	JUNE	268	264	4	1				
JULY	209	207	2	1	JULY	257	257	0	0				
AUGUST	192	188	4	2	AUGUST	221	209	12	5				
SEPTEMBER	172	172	0	0	SEPTEMBER	128	119	9	7				
OCTOBER	119	115	4	3	OCTOBER	146	144	2	1				
NOVEMBER	102	102	0	0	NOVEMBER	101	99	2	2				
DECEMBER	70	70	0	0	DECEMBER	129	129	0	0				
TOTAL	1803	1751	52	3	TOTAL	2384	2197	187	8				

1985							EDMONTON (METRO)						
CALGARY		MULTI AS A PERCENT OF TOTAL		MULTI		TOTAL		SINGLES		MULTI		MULTI AS A PERCENT OF TOTAL	
TOTAL	SINGLES	TOTAL	SINGLES	TOTAL	SINGLES	TOTAL	SINGLES	TOTAL	SINGLES	TOTAL	SINGLES	TOTAL	SINGLES
JANUARY	118	118	0	0	JANUARY	90	90	0	0				
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24				
MARCH	66	66	0	0	MARCH	90	90	0	0				
APRIL	76	76	0	0	APRIL	200	200	0	0				
MAY	202	202	0	0	MAY	185	185	0	0				
JUNE	152	152	0	0	JUNE	313	245	68	22				
JULY	234	234	0	0	JULY	243	241	2	1				
AUGUST	243	241	2	1	AUGUST	296	290	6	2				
SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0				
OCTOBER	304	293	11	4	OCTOBER	251	251	0	0				
NOVEMBER	336	334	2	1	NOVEMBER	270	270	0	0				
DECEMBER	231	227	4	2	DECEMBER	196	196	0	0				
TOTAL	2318	2294	24	1	TOTAL	2528	2424	104	4				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

**FIGURE 5**  
**CUMULATIVE QUARTERLY HOUSING STARTS IN ALBERTA**  
**ALL AREAS**



**TABLE 6**  
**QUARTERLY HOUSING STARTS IN ALBERTA**  
**ALL AREAS**

	1984 - 1985		
	1984	1985	PERCENT CHANGE
FIRST QUARTER	1548	873	-44
SECOND QUARTER	2186	1723	-21
THIRD QUARTER	1947	3091	59
FOURTH QUARTER	1614		
TOTAL	7295	5687	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

DEC-85

HOUSING COMPLETIONS BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	212	2	0	0	214	65
CAMROSE	6	0	0	0	6	*
EDMONTON M.A.	208	2	0	0	210	-47
FORT MCMURRAY	18	0	0	0	18	-10
GRANDE PRAIRIE	24	2	0	0	26	160
LEDUC	2	0	0	0	2	100
LETHBRIDGE	13	2	0	10	25	-7
LLOYDMINSTER (ALTA. PART)	15	0	0	7	22	144
MEDICINE HAT	15	0	0	0	15	200
RED DEER	17	0	0	0	17	-82
SPRUCE GROVE	2	0	0	0	2	100
TOTAL	532	8	0	17	557	-20

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



TABLE 8

DEC-85

HOUSING UNDER-CONSTRUCTION BY TYPE  
URBAN ALBERTA

CITY	SINGLES	SEMS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	950	10	0	228	1188	70
CAMROSE	5	0	0	65	70	-7
EDMONTON M.A.	740	0	0	31	771	-4
FORT McMURRAY	30	0	0	44	74	270
GRANDE PRAIRIE	43	0	0	0	43	115
LEDUC	7	0	4	0	11	120
LETHBRIDGE	65	0	0	0	65	5
LLOYDMINSTER(ALTA. PART)	58	0	0	12	70	-3
MEDICINE HAT	57	2	0	0	59	2
RED DEER	33	0	14	0	47	135
SPRUCE GROVE	7	0	0	0	7	40
TOTAL	1995	12	18	380	2405	31

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
CALGARY

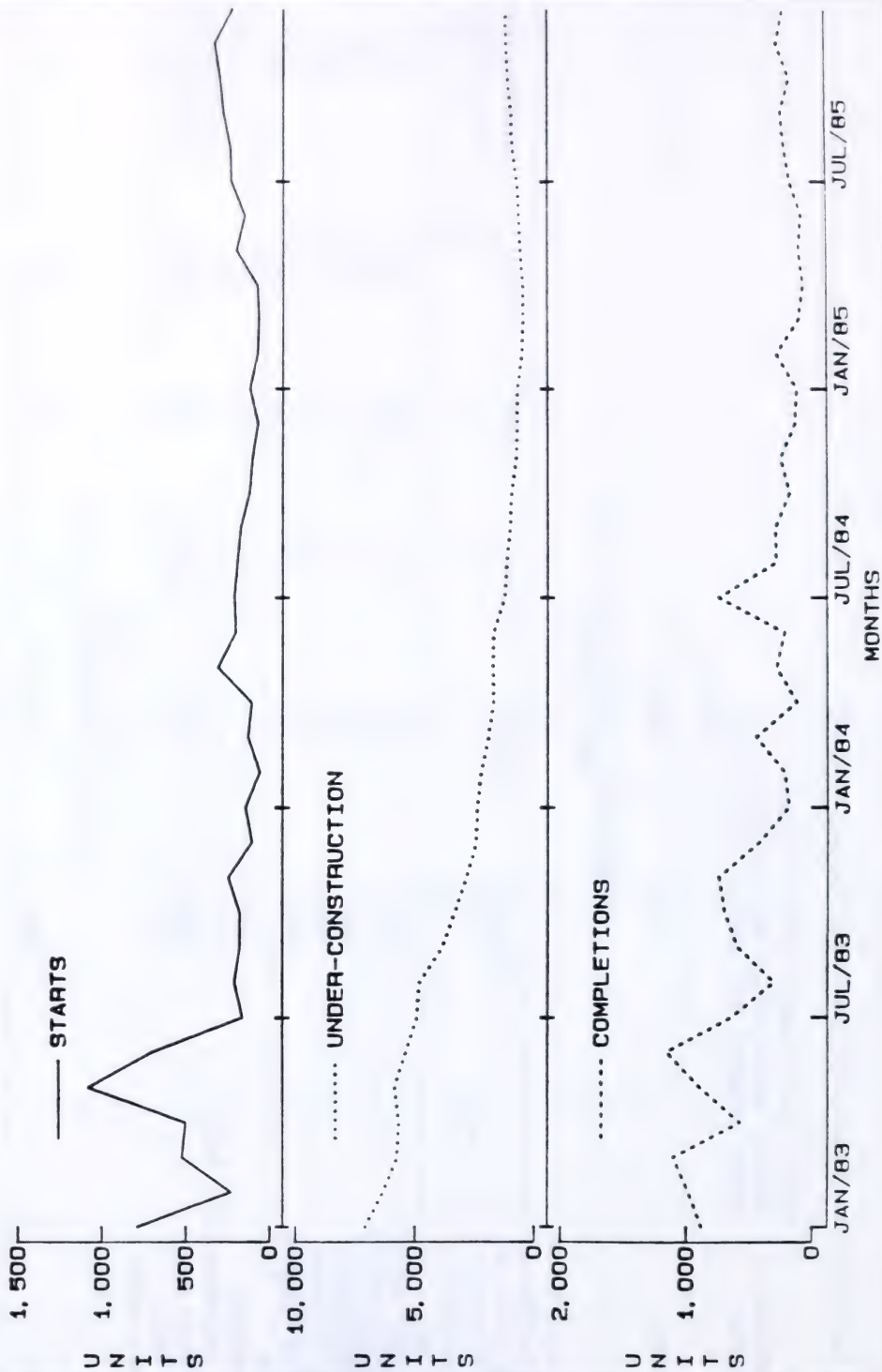




TABLE 9  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
CALGARY

1984			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	142	184	2386
FEBRUARY	57	217	2226
MARCH	127	441	1910
APRIL	105	119	1710
MAY	306	280	1737
JUNE	202	218	1717
JULY	209	738	1242
AUGUST	192	282	1149
SEPTEMBER	172	288	1009
OCTOBER	119	172	956
NOVEMBER	102	247	758
DECEMBER	70	130	698
1985			
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1188

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 7  
STARTS, COMPLETIONS AND UNITS UNDER-CONSTRUCTION  
EDMONTON

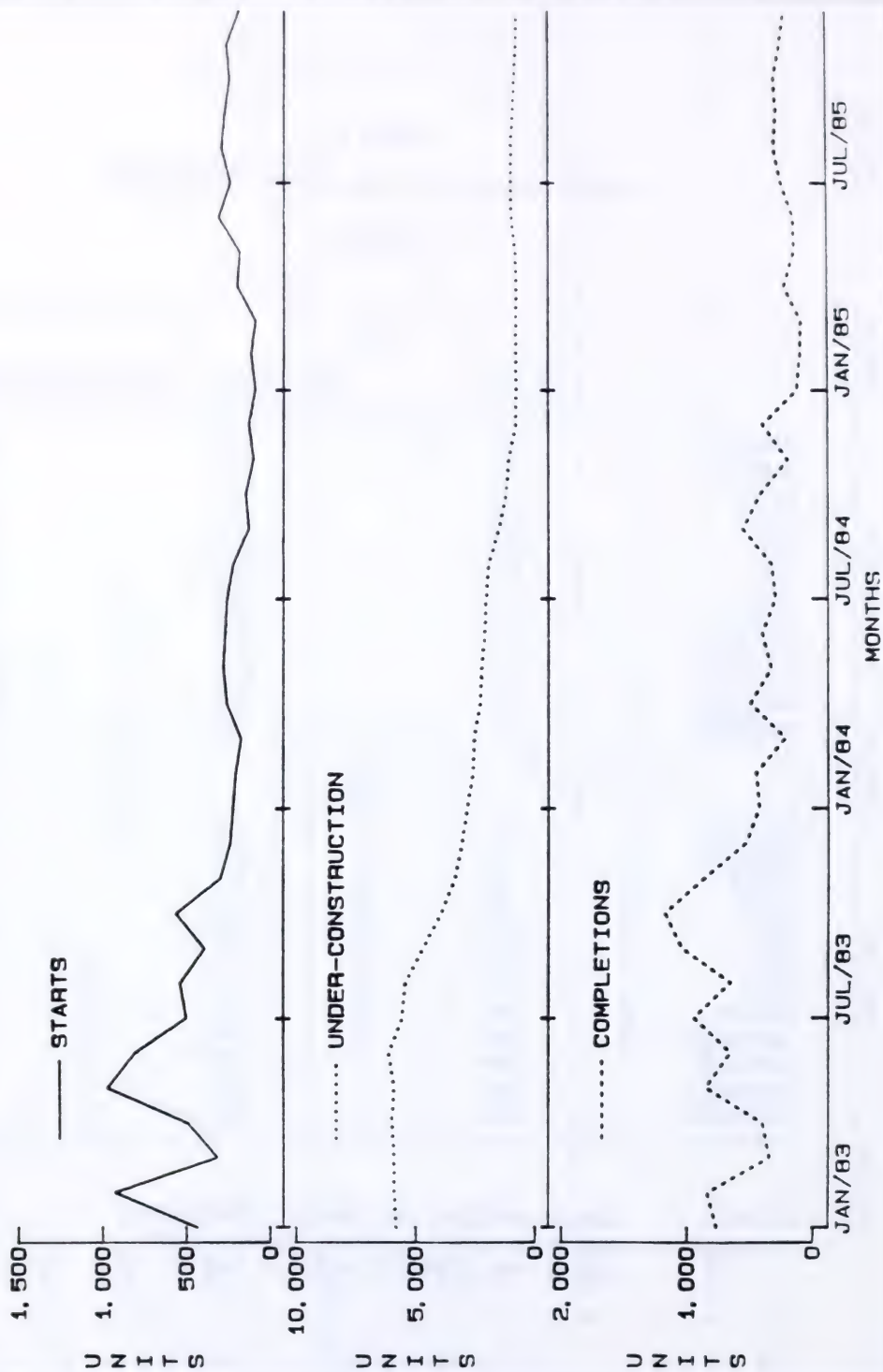


TABLE 10  
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION  
EDMONTON

----- 1984 -----			
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
-----			
JANUARY	220	425	2845
FEBRUARY	204	448	2593
MARCH	173	216	2545
APRIL	258	491	2291
MAY	279	327	2237
JUNE	268	398	2097
JULY	257	295	2051
AUGUST	221	325	1938
SEPTEMBER	128	552	1513
OCTOBER	146	414	1203
NOVEMBER	101	195	1093
DECEMBER	129	395	805
----- 1985 -----			
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
-----			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 8  
TOTAL NUMBER OF BUILDING PERMITS ISSUED EACH MONTH  
URBAN ALBERTA

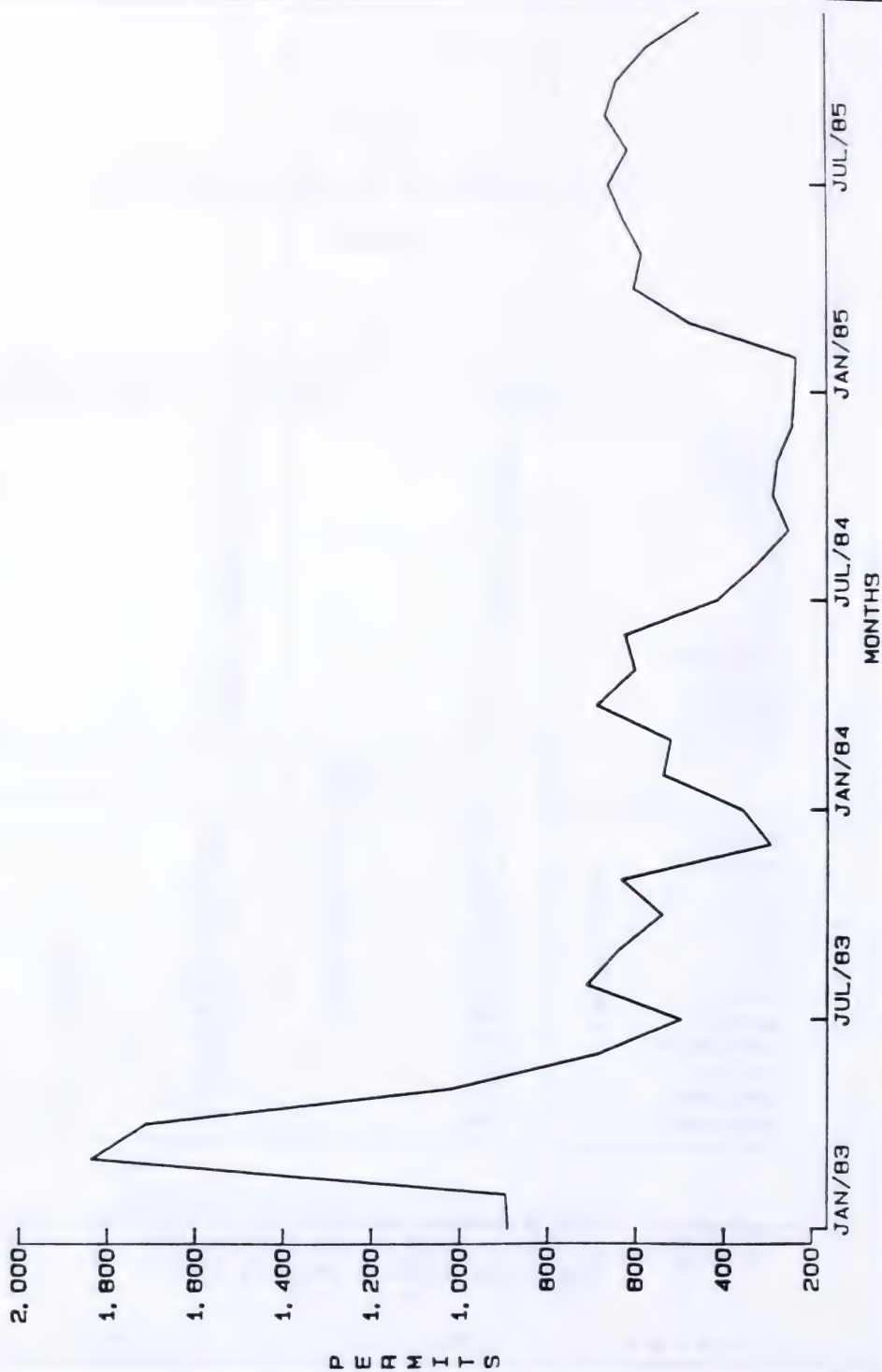


TABLE 11

DEC-85

RESIDENTIAL BUILDING PERMITS  
URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	175	0	0	0	175	143
CAMROSE	0	0	0	0	0	-100
EDMONTON M.A.	182	20	36	0	238	278
FORT MCMURRAY	6	0	0	0	6	500
GRANDE PRAIRIE	2	0	0	0	2	-33
LELUC	3	0	0	0	3	200
LETHBRIDGE	7	0	0	0	7	-13
LLOYDMINSTER (ALTA. PART)	5	0	0	0	5	-67
MEDICINE HAT	3	0	0	0	3	50
RED DEER	12	0	0	0	12	71
SPRUCE GROVE	3	0	0	0	3	-25
TOTAL	398	20	36	0	454	86

SOURCE: ALBERTA BUREAU OF STATISTICS  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH



**FIGURE 8**  
**CUMULATIVE RESIDENTIAL BUILDING PERMITS**  
**CALGARY AND EDMONTON**

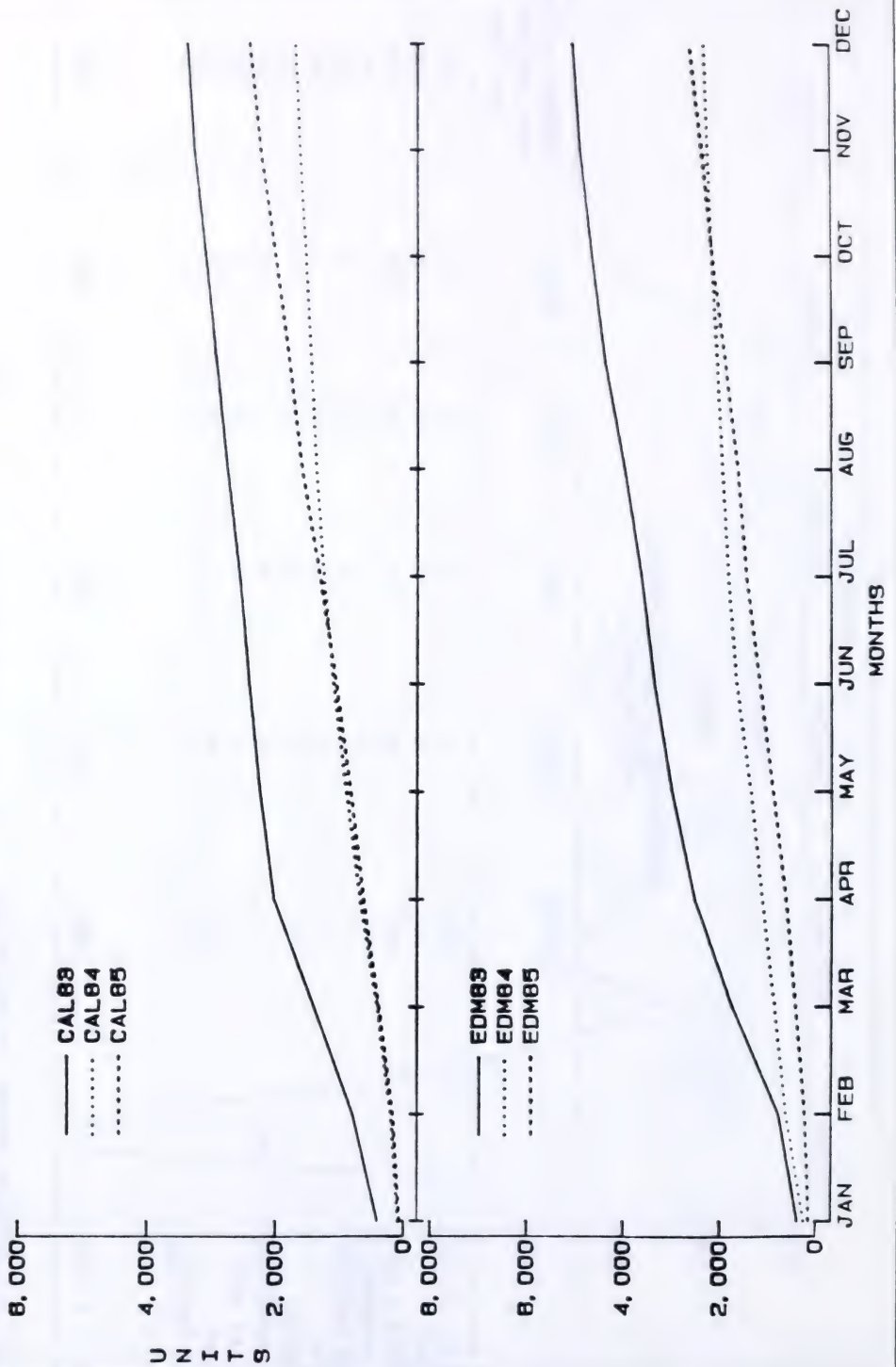




TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED  
COMPARED WITH THE SAME  
TIME PERIOD IN THE PREVIOUS YEAR

	CALGARY		CAMROSE		EDMONTON (METRO)		FORT MCMURRAY		GRAND PRAIRIE		LEDUC		LETHBRIDGE		LLOYDMIN. (ALTA. PART)		MEDICINE HAT		RED DEER		SPRUCE GROVE	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
JANUARY	85	65	0	2	239	139	1	3	1	5	1	2	11	5	3	15	2	0	12	2	3	1
FEBRUARY	196	168	0	2	622	228	4	17	3	8	2	3	25	7	8	26	10	2	20	11	5	2
MARCH	402	383	2	4	855	419	10	33	8	16	2	7	50	15	20	33	23	5	35	31	9	5
APRIL	670	618	17	9	1118	623	15	67	17	34	3	9	112	37	32	82	33	10	62	59	24	6
MAY	888	820	21	11	1350	896	75	104	27	42	7	14	133	54	43	100	35	17	96	74	30	8
JUNE	1087	1046	23	13	1642	1162	92	137	43	61	7	16	161	72	92	131	42	25	106	90	34	15
JULY	1245	1304	26	18	1815	1440	111	157	50	81	8	19	175	87	115	154	43	42	114	109	42	19
AUGUST	1360	1583	30	20	1934	1621	129	218	56	103	11	21	186	95	145	178	50	51	123	135	47	23
SEPTEMBER	1442	1784	31	23	2034	1870	137	244	62	117	11	30	194	110	147	286	84	70	132	156	50	26
OCTOBER	1534	2007	35	26	2161	2150	150	261	69	149	11	34	200	116	169	328	89	87	142	172	52	29
NOVEMBER	1629	2243	39	27	2246	2366	162	263	74	163	12	34	202	130	235	397	94	94	145	185	52	30
DECEMBER	1701	2418	107	27	2309	2604	163	269	77	165	13	37	210	137	250	402	96	97	152	197	56	33
PERCENT CHANGE	42	-75			13	65	65	114	185	35	61	1	30	41								

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	PERCENT CHANGE
1984	358	895	1416	2103	2705	3329	3744	4071	4324	4612	4890	5134	
1985	239	474	951	1554	2140	2768	3430	4048	4716	5359	5932	6386	24

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

**FIGURE 10**  
**CUMULATIVE RESIDENTIAL BUILDING PERMITS ISSUED**  
**URBAN ALBERTA**

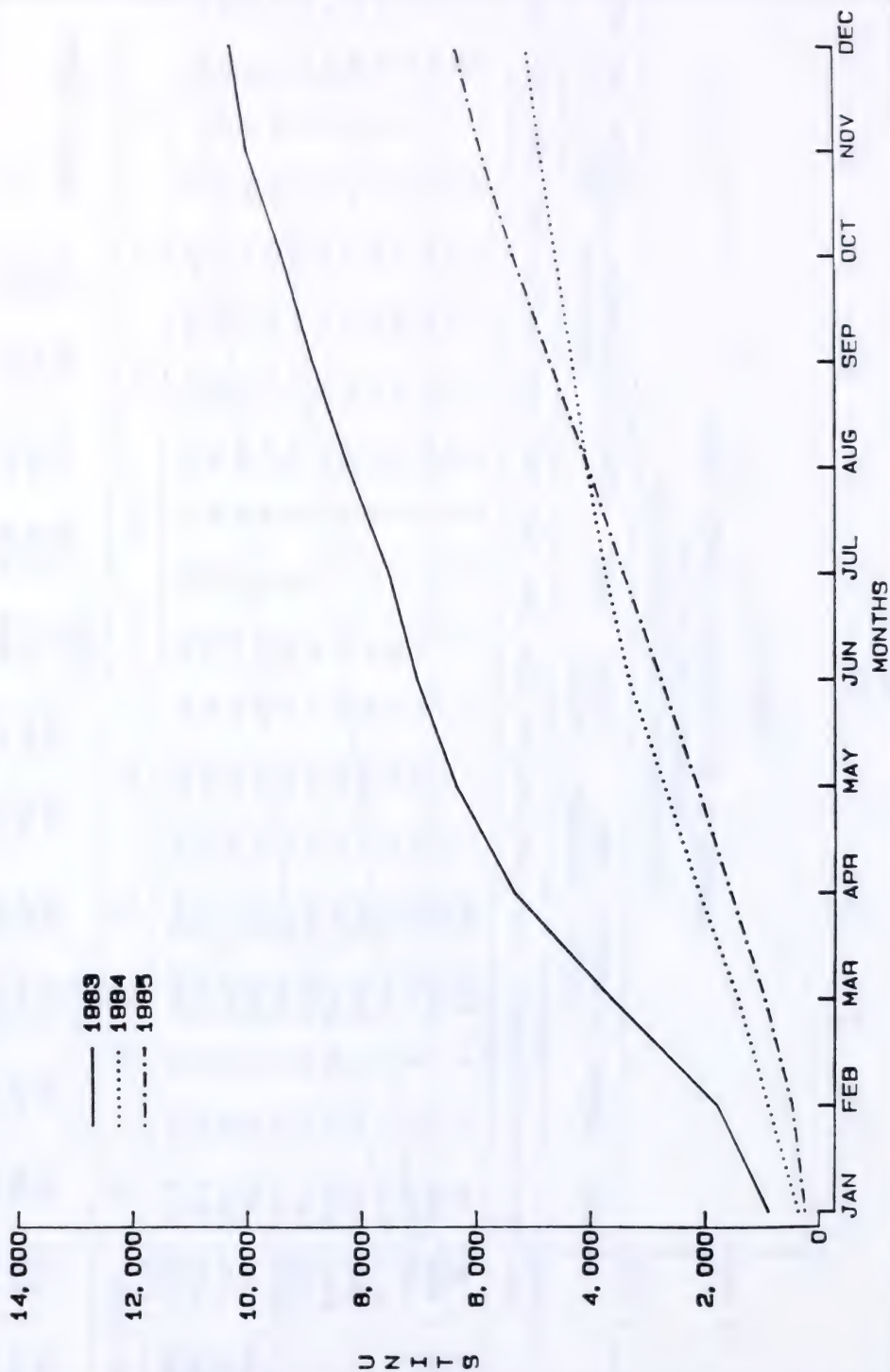


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED  
IN URBAN\* ALBERTA  
(NUMBER OF UNITS)  
1984-1985

	1984	1985	PERCENT CHANGE
JANUARY	358	239	-33
FEBRUARY	537	235	-56
MARCH	521	477	-8
APRIL	687	603	-12
MAY	602	586	-3
JUNE	624	628	1
JULY	415	662	60
AUGUST	327	618	89
SEPTEMBER	253	668	164
OCTOBER	288	643	123
NOVEMBER	278	573	106
DECEMBER	244	454	86
TOTAL	5134	6386	24

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* CALGARY, CAMROSE, EDMONTON M.A., PORT MCMURRAY,  
GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART),  
MEDICINE HAT, RED DEER, AND SPRUCE GROVE





TABLE 14  
RESIDENTIAL BUILDING PERMITS  
SELECTED RURAL AREAS

	SINGLES			MULTI			TOTAL	
	YEAR TO DATE		PERCENT CHANGE OVER 1984	YEAR TO DATE		PERCENT CHANGE OVER 1984	YEAR TO DATE	
	DECEMBER-85	1985		DECEMBER-85	1985		DECEMBER-85	1985
BONNYVILLE	1	67	56	0	47	2	1	114
COLD LAKE	0	86	15	0	158	*	0	244
GRAND CENTRE	2	19	73	0	62	675	2	81
ELK POINT	3	56	600	0	114	178	3	170
ST. PAUL	1	26	117	0	0	*	1	26
								117

SOURCE: ALBERTA BUREAU OF STATISTICS  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

**FIGURE 11**  
**NEWLY COMPLETED AND UNOCCUPIED DWELLINGS**  
**EDMONTON METRO**

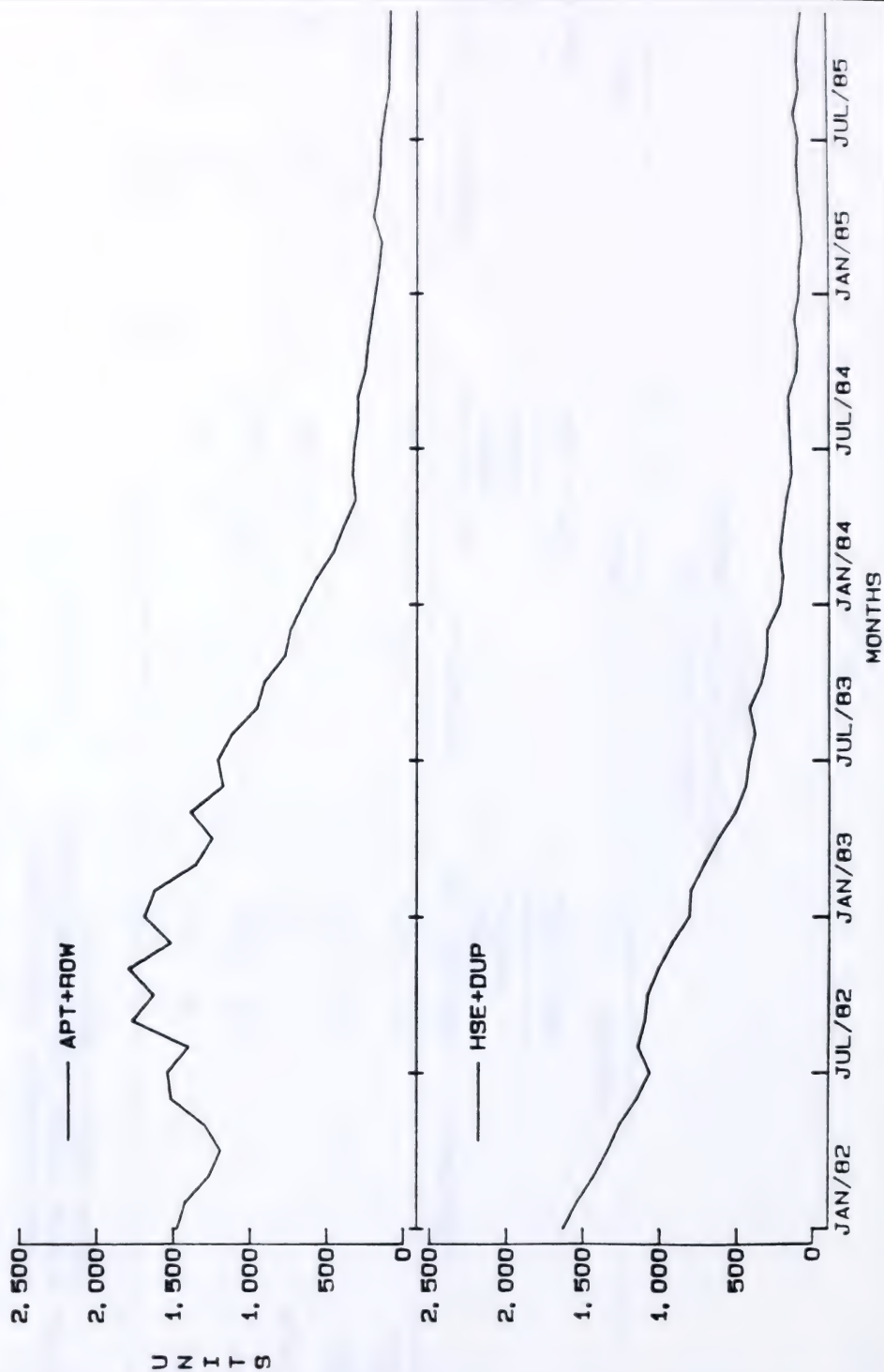




TABLE 15

**EDMONTON METRO  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
COMPLETIONS AND ABSORPTION RATES**

	<b>HOUSES AND DUPLEXES*</b>	<b>APARTMENTS AND ROWHOUSES**</b>	<b>TOTAL</b>	<b>COMPLETIONS</b>	<b>ABSORP. PERCENT</b>
<b>1984</b>					
<b>JANUARY</b>	220	656	876	425	40
<b>FEBRUARY</b>	199	567	766	448	42
<b>MARCH</b>	218	456	674	216	31
<b>APRIL</b>	199	389	588	491	50
<b>MAY</b>	177	313	490	327	46
<b>JUNE</b>	143	332	475	398	47
<b>JULY</b>	151	323	474	295	38
<b>AUGUST</b>	159	298	457	325	43
<b>SEPTEMBER</b>	164	298	462	552	54
<b>OCTOBER</b>	110	250	360	414	59
<b>NOVEMBER</b>	102	233	335	195	40
<b>DECEMBER</b>	123	209	332	395	55
<b>1985</b>					
<b>JANUARY</b>	93	184	277	122	39
<b>FEBRUARY</b>	93	161	254	95	32
<b>MARCH</b>	72	143	215	87	37
<b>APRIL</b>	78	195	273	222	38
<b>MAY</b>	98	165	263	141	36
<b>JUNE</b>	104	151	255	143	37
<b>JULY</b>	94	146	240	240	52
<b>AUGUST</b>	124	121	245	296	54
<b>SEPTEMBER</b>	91	94	185	278	65
<b>OCTOBER</b>	100	93	193	298	60
<b>NOVEMBER</b>	100	87	187	248	58
<b>DECEMBER</b>	68	85	153	210	61

**SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION**  
**PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT**  
**MARKET AND ECONOMIC ANALYSIS BRANCH**

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

\*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 12  
NEWLY COMPLETED AND UNOCCUPIED DWELLINGS  
CALGARY

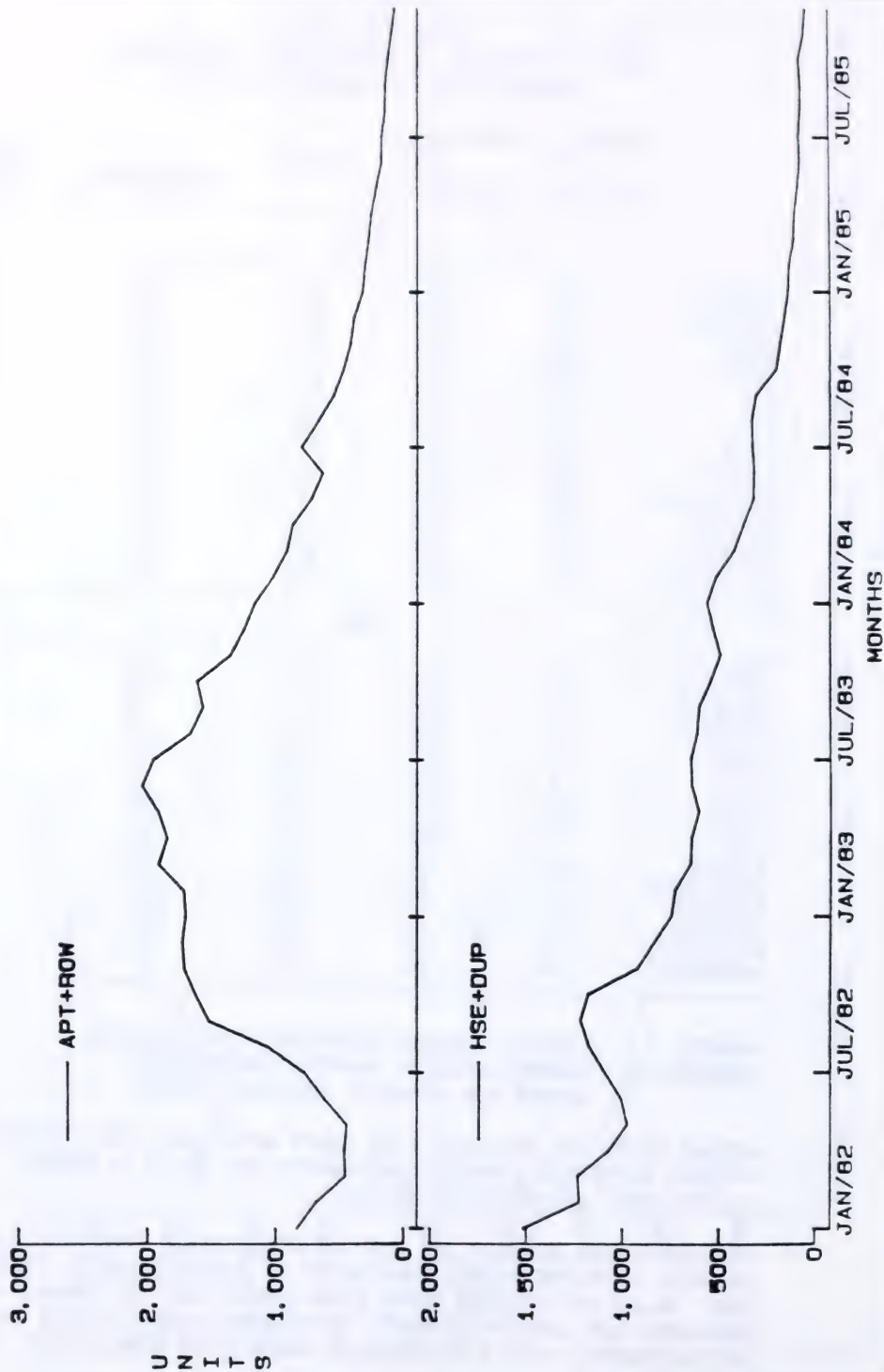


TABLE 16

**CALGARY**  
**NEWLY COMPLETED AND UNOCCUPIED DWELLINGS**  
**COMPLETIONS AND ABSORPTION RATES**

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
-----					
1984					
-----					
JANUARY	560	1161	1721	184	12
FEBRUARY	513	1020	1533	217	21
MARCH	420	911	1331	441	33
APRIL	371	866	1237	119	15
MAY	318	720	1038	280	32
JUNE	315	630	945	218	25
JULY	323	795	1118	738	34
AUGUST	327	665	992	282	29
SEPTEMBER	304	543	847	288	34
OCTOBER	198	468	666	172	35
NOVEMBER	178	413	591	247	35
DECEMBER	156	387	543	130	25
-----					
1985					
-----					
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68
-----					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

\*THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.  
 \*\*THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS  
 UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE  
 ABSORBED INTO THE MARKET. CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU-  
 PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY  
 COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED  
 AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

FIGURE 13  
LISTINGS AND SALES  
EDMONTON METRO

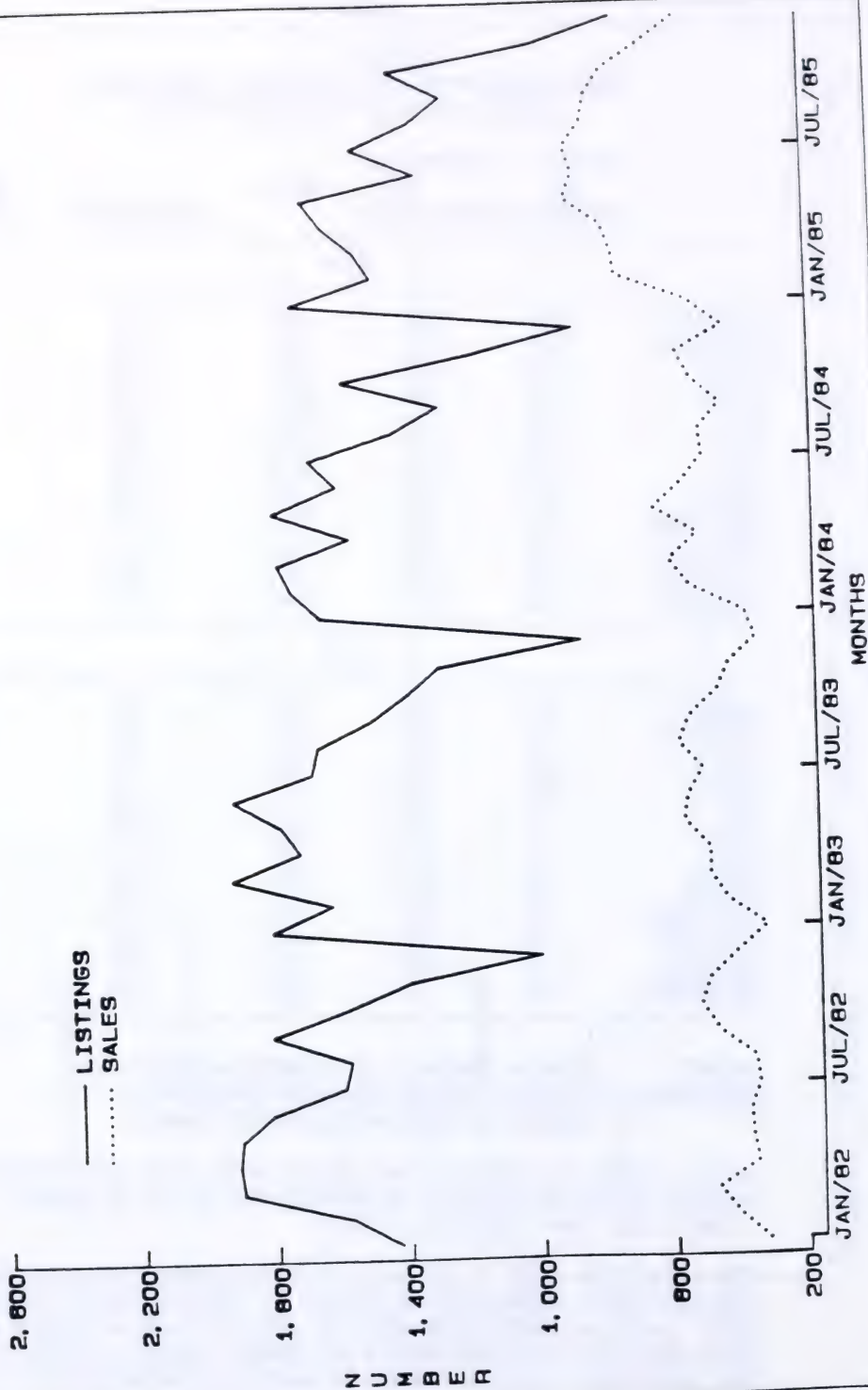




TABLE 17

## RESIDENTIAL LISTINGS, SALES AND PRICE

## EDMONTON

1984				
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1638	363	.22	81941
FEBRUARY	1724	526	.31	81317
MARCH	1763	586	.33	80798
APRIL	1546	499	.32	81237
MAY	1775	630	.35	77713
JUNE	1583	541	.34	82281
JULY	1662	479	.29	75800
AUGUST	1411	488	.35	82859
SEPTEMBER	1270	422	.33	79004
OCTOBER	1557	510	.33	76286
NOVEMBER	1167	549	.47	74526
DECEMBER	859	409	.48	77884
1985				
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381

SOURCE: EDMONTON REAL ESTATE BOARD  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 14  
LISTINGS AND SALES  
CALGARY

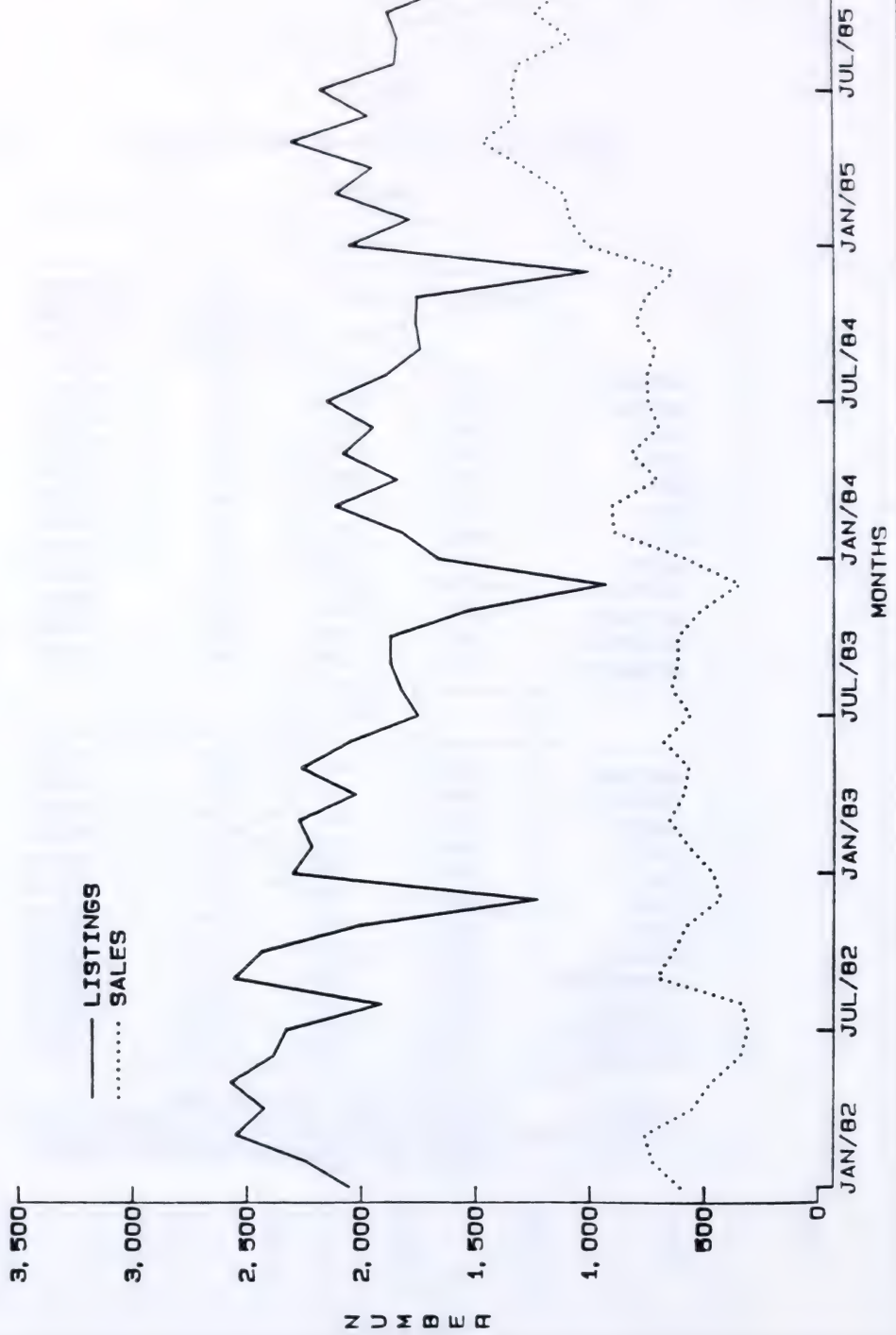


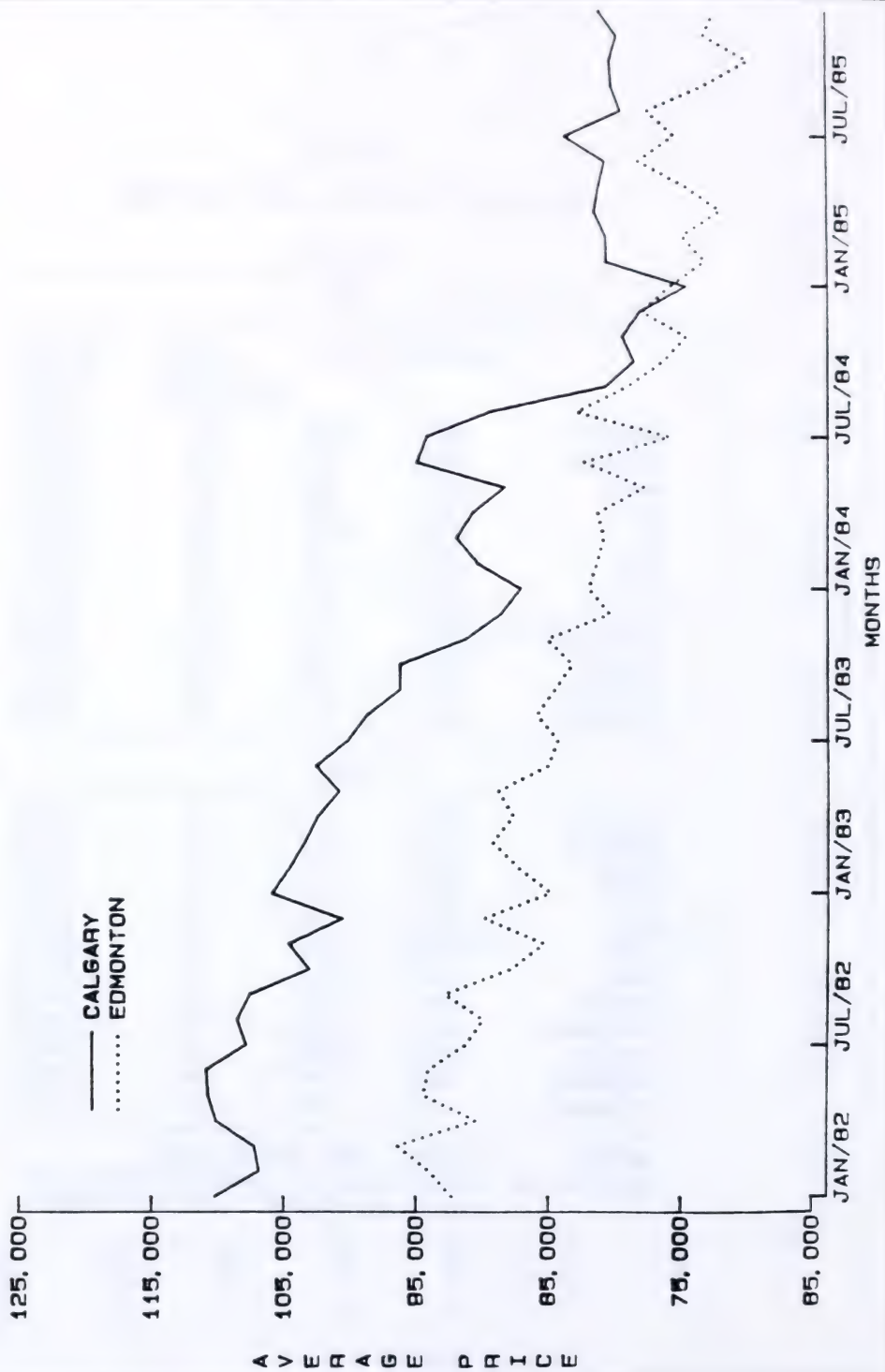


TABLE 18  
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY				
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1984				
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	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1666	589	.35	87088
FEBRUARY	1825	898	.49	90341
MARCH	2113	905	.43	91949
APRIL	1845	706	.38	90697
MAY	2079	821	.39	88295
JUNE	1950	700	.36	94930
JULY	2152	747	.35	94185
AUGUST	1895	751	.40	89342
SEPTEMBER	1746	713	.41	80638
OCTOBER	1765	799	.45	78503
NOVEMBER	1760	758	.43	79370
DECEMBER	1007	633	.63	78030
-----				
1985				
-----				
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154
-----				

SOURCE: CALGARY REAL ESTATE BOARD  
 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
 MARKET AND ECONOMIC ANALYSIS BRANCH

FIGURE 18  
AVERAGE SALE PRICES  
CALGARY AND EDMONTON



**FIGURE 18**  
**NEW HOUSING PRICE INDEXES**  
**CALGARY AND EDMONTON**  
**(1981=100)**

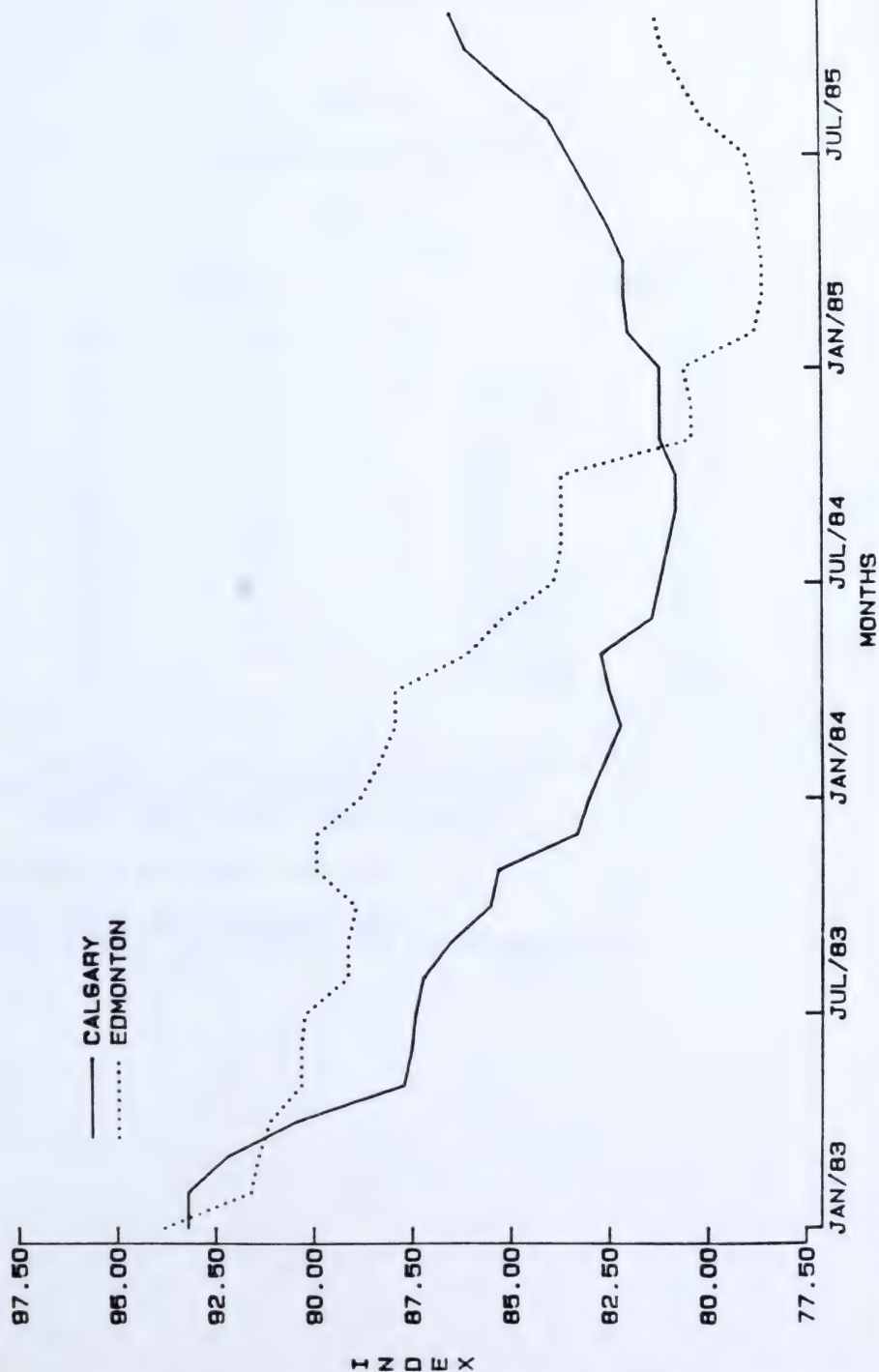




TABLE 19  
NEW HOUSING PRICE INDICES\*  
1981=100

CALGARY**			EDMONTON***		
	1984	1985		1984	1985
JANUARY	83.0	81.2	JANUARY	88.8	80.6
FEBRUARY	82.6	82.0	FEBRUARY	88.3	78.8
MARCH	82.2	82.1	MARCH	87.9	78.6
APRIL	82.5	82.1	APRIL	87.9	78.6
MAY	82.7	82.5	MAY	86.1	78.7
JUNE	81.4	83.0	JUNE	85.2	78.8
JULY	81.2	83.5	JULY	83.9	79.0
AUGUST	81.0	84.0	AUGUST	83.7	80.1
SEPTEMBER	80.8	85.1	SEPTEMBER	83.7	80.6
OCTOBER	80.8	86.1	OCTOBER	83.7	81.1
NOVEMBER	81.2	86.5	NOVEMBER	80.4	81.3
DECEMBER	81.2		DECEMBER	80.4	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)  
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT  
MARKET AND ECONOMIC ANALYSIS BRANCH

\*THE LAST FIGURE IS THE LATEST AVAILABLE

\*\*REPRESENTS SINGLE DETACHED HOUSES ONLY

\*\*\*REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS











